AGENDA

Design Review Committee

May 20, 2026

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

Hayden Beckman
Planning Manager

Connor Hyland
Senior Assistant City Attorney

Schyler Moreno
Administrative Assistant

JERICO FARFAN
Chair

ANNE MCDERMOTT
Vice Chair

MARYANNE SKORPANICH
Committee Member

ROBERT GROSSE
Committee Member

GREG LEDESMA
Committee Member

MICHAEL LOPEZ
Committee Member

ADRIENNE GLADSON
Committee Member

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Design Review Committee (DRC) after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the DRC meeting; and made available on the City's website at www.cityoforange.org.

Public Participation

Design Review Committee meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Design Review Committee on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Committee. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for the DRC's consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to DRC Members for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Design Review Committee.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 7 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of $1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER

1.1 PLEDGE OF ALLEGIANCE

Committee Member Greg Ledesma

1.2 ROLL CALL

2. PUBLIC COMMENTS

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of minutes of the City of Orange Design Review Committee Regular Meetings held on December 17,2025 and January 7, 2026.

Recommended Action:

Approve minutes as presented.

Attachments: Staff Report
December 17, 2025 Design Review Meeting Minutes draft
January 7, 2026 Design Review Meeting Minutes draft

4. NEW BUSINESS

4.1. A request to install a new neon wall sign and re-face an existing blade sign on a building located in the Old Towne Historic District at 116 E. Chapman Avenue. (Design Review No. 25-0014).

Recommended Action:

Approve Design Review No. 25-0014.

Attachments: Staff Report
Attachment 1 Vicinity Map
Attachment 2 DPR Form
Attachment 3 Project Plans

4.2. A request to add a total of 180 square feet to an existing single-family home designated as a non-contributor located in the Old Towne Historic District at 173

N. Waverly Street. (Design Review No. 26-0060).

Recommended Action:

Approve Design Review No. 26-0060.

Attachments: Staff Report
Attachment 1 Vicinity Map
Attachment 2 Project Plans
Attachment 3 DPR Form

4.3. A request to demolish an existing garage and an adjacent accessory structure and construct a new detached two car garage at the rear of a residential single-family residence designated as a contributor property in the Old Towne Orange Historic District, located at 220 S. Orange Street (Design Review No.25-0175).

Recommended Action:

Approve Design Review No. 25-0175.

Attachments: Staff Report
Attachment 1 Vicinity Map
Attachment 2 DPR Form
Attachment 3 Project Plans
Attachment 4 Historic Assesment Report
Attachment 5 1922 & 1950 Sanborn Map

4.4. A request for the adaptive reuse of two existing vacant buildings designated as contributors within the Old Towne Historic District to accommodate a new restaurant with walk-up window service and full bar, known as The Win~Dow (Design Review No. 25-0025).

Recommended Action:

Approve Design Review No. 25-0025 with staff recommended conditions.

Attachments: Staff Report
Attachment 1 Vicinity Map
Attachment 2 DPR Form
Attachment 3 Project Plans
Attachment 4 Historic Assessment Report
Attachment 5 Project Narrative
Attachment 6 Historic Site Photo Texaco Station 1935
Attachment 7 Trip Generator Memo
Attachment 8 HRA Mechanical Screen Memo
Attachment 9 Phase-I Environmental Site Assessment

4.5. A request to construct a 984 square foot addition with a 115 square foot front porch to the existing 480 square foot single-family residence and to replace the existing 192 square foot garage with a new 400 square foot, two-car detached garage on a property designated as a non-contributor located at 405 E. Toluca Avenue. (Design Review No. 5156)

Recommended Action:

Approve Design Review No. 5156.

Attachments: Staff Report
Attachement 1 Vicinity Map
Attachment 2 DPR Form
Attachment 3 Project Plans
Attachment 4 Historic Assessment

5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, June 3, 2026 at 5:30 p.m., in the Council Chamber.

I, Schyler Moreno, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 N. Batavia, and uploaded to the City's website www.cityoforange.org.

Date posted: May 14, 2026

Agenda Item

Design Review Committee

Item #: 3.1. 5/20/2026 **File #:** 26-0253

TO: **Chair and Members of the Design Review Committee**

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Schyler Moreno, Administrative Assistant**

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meetings held on December 17,2025 and January 7, 2026.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- December 17, 2025 Regular Meeting minutes
- January 7, 2026 Regular Meeting minutes

Agenda Item

Design Review Committee

Item #: 3.1. 5/20/2026 **File #:** 26-0253

TO: **Chair and Members of the Design Review Committee**

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Schyler Moreno, Administrative Assistant**

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meetings held on December 17,2025 and January 7, 2026.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- December 17, 2025 Regular Meeting minutes
- January 7, 2026 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Design Review Committee

December 17, 2025

The Design Review Committee of the City of Orange, California convened on December 17, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Skorpanich called the meeting to order at 5:31 p.m.

1.1 PLEDGE OF ALLEGIANCE

Committee Member McDermott led the flag salute.

1.2 ROLL CALL

Present: Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich
Absent: Ledesma

2. PUBLIC COMMENTS

None.

3. OLD BUSINESS

3.1. A request to demolish an existing detached one-car garage and non-original front porch and construct a 984 sq. ft. addition with a new 115 sq. ft. front porch to the existing single-family residence, along with a new 400 sq. ft. detached two-car garage, at 405 E. Toluca Avenue. (Design Review No. 5156). (Continued from October 15, 2025).

The applicant requested a continuation of Item 3.1 to a date uncertain.

A motion was made by Chair Skorpanich, seconded by Committee Member Grosse, to continue Design Review No. 5156 to a date uncertain. The motion carried by the following vote:

Ayes: Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich
Noes: None
Absent: Ledesma

4. NEW BUSINESS

(Item 4.4 was reordered to be heard before Item 4.1)

4.4. A request to install a new vehicular access gate on a commercial property located at 742 E. Main Street. (Design Review No. 25-0031, Minor Site Plan No. 25-0015).

Draft

Assistant Planner Angelo Huang, presented a summary of the proposed project.

A motion was made by Committee Member McDermott, seconded by Committee Member Lopez, to approve Design Review No. 25-0031 and Minor Site Plan No.25-0015. The motion carried by the following vote:

Ayes: Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich
Noes: None
Absent: Ledesma

4.1. A request to convert a historic warehouse building into a church at 527 W. Almond Avenue and 180 S. Cypress Street. (Design Review No. 5159).

Associate Planner Arlen Beck, presented a summary of the proposed project.

Public Speakers:

The following spoke in support of the project:
Robert Boice (representing Old Towne Preservation Association)

The following spoke on behalf of the project:
Kyle Zimmerman, Applicant; Taylor Laudin, Historical Preservation Architect; Jin Lee, Architect; and Gabriel Choi, Landscape Architect.

RECESS: The Design Review Committee recessed at 7:08 p.m. and reconvened at 7:15 p.m. with all Members present except Committee Member Ledesma who was absent.

Committee Members discussed conditions of approval related to landscaping, light fixtures, exterior paint color, lighting, and signage.

A motion was made by Chair Skorpanich, seconded by Committee Member Gladson, to approve Design Review No. 5159 and refer to Planning Commission for consideration with staff recommended conditions as found in the staff report, and the following additional conditions:

1. Mexican feathergrass (Nassella tenuissima) shall be removed from the project landscape plan and replaced with a non-invasive plant species approved by the Community Development Director or designee prior to issuance of any building permits.

2. Trees proposed within the courtyard area shall be revised to larger canopy shade tree species, subject to review and approval by the Community Development Director or designee, to provide adequate shade and visual buffering.

3. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.

4. All exterior lighting fixtures shall have a correlated color temperature (CCT) not to exceed 3,000 Kelvin, and shall be reviewed and approved by the Community

Draft

Development Director or designee prior to installation.

5. Exterior paint colors shall be revised to a warm off-white tone and shall not include bright white or high-reflectivity finishes. Final paint colors shall be submitted for review and approval by the Community Development Director or designee prior to issuance of building permits.

6. All exterior signage shall be halo-lit only. Internally illuminated cabinet signs, exposed lighting elements, or externally mounted sign lighting are prohibited unless otherwise approved through a separate discretionary review.

7. Any exterior light sources located on the south elevation of the building shall be fully shielded, recessed, or otherwise concealed from public view so that the light source is not directly visible. Lighting details shall be subject to review and approval by the Community Development Director or designee prior to installation.

The motion carried by the following vote:
Ayes: Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich
Noes: None
Absent: Ledesma

4.2. A request to remodel the interior, add 493 square-feet, and relocate an existing single-family home located in the Old Towne Historic District, at 629 E. Washington Avenue. (Design Review No. 5153).

Assistant Planner Angelo Huang, presented a summary of the proposed project.

Public Speakers:

The following spoke in opposition to the project:
Robert Boice (on behalf of Old Towne Preservation Association).

Mike Doting spoke in support of the project.

The following spoke on behalf of the project:
Rafael Monterrey, Owner; Carol Monterrey, Owner; and Chris Deering, Designer.

A motion was made by Committee Member Grosse, seconded by Committee Member Lopez, to approve Design Review No. 5159.

The motion carried by the following vote:
Ayes: Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich
Noes: None
Absent: Ledesma

4.3. A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 133 S. Clark Street. (Design Review No. 25-0024).

Assistant Planner Angelo Huang, presented a summary of the proposed project.

Draft

Public Speakers:
The following spoke in opposition of the project:
Robert Boice (on behalf of the Old Town Preservation Association)

Staff confirmed the project does not meet the standards set in the Historic District guidelines.

A motion was made by Chair Skorpanich, seconded by Committee Member Grosse, to deny Design Review No. 25-0024. The motion carried by the following vote:

Ayes: Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich
Noes: None
Absent: Ledesma

4.4. A request to install a new vehicular access gate on a commercial property located at 742 E. Main Street. (Design Review No. 25-0031, Minor Site Plan No. 25-0015).

This item was previously reordered and heard before Item 4.1.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:12 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, January 7, 2026 at 5:30 p.m., in the Council Chamber.

_____
Hayden Beckman
Planning Manager

Draft

MINUTES - DRAFT

City of Orange

Design Review Committee

January 07, 2026

The Design Review Committee of the City of Orange, California convened on January 7, 2026, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Skorpanich called the meeting to order at 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Committee Member Anne McDermott led the flag salute.

1.2 ROLL CALL

Present: McDermott, Grosse, Gladson, and Skorpanich
Absent: Farfan, Ledesma, and Lopez

2. PUBLIC COMMENTS

None.

3. NEW BUSINESS

3.1. A request to install a new illuminated wall sign on a building located in the Old Towne Historic District located at 117 N. Olive Street (Design Review No. 25-0078).

Planning Technician Anna Eichelberger, presented a summary of the proposed project.

Public Speakers:
None.

The following spoke on behalf of the project:
Kari Spector, Owner; Eric Evans, Designer and Sean Roth, Designer.

Committee Members discussed conditions of approval regarding light fixtures and signage.

A motion was made by Chair Skorpanich, seconded by Committee Member Gladson, to approve Design Review No.25-0078 with staff recommended conditions found in the staff report and the following additional conditions:

1. The four gooseneck light fixtures on the west elevation shall be replaced with two globe-style light fixtures installed on both sides of the sign over the solid wall facades to

Draft

provide illumination of the solid walls and the adjoining sidewalk.

2. The position of the sign lettering may be modified by the applicant and applicant's consultant, subject to approval by the project Planner.

The motion carried by the following vote:
Ayes: McDermott, Grosse, Gladson, and Skorpanich
Noes: None
Absent: Farfan, Ledesma, and Lopez

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:09 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, January 21, 2026 at 5:30 p.m., in the Council Chamber.

_____
Hayden Beckman
Planning Manager

Draft

Agenda Item

Design Review Committee

Item #: 4.1. 5/20/2026 **File #:** 26-0254

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Anna Eichelberger, Planning Technician**

1. SUBJECT

A request to install a new neon wall sign and re-face an existing blade sign on a building located in the Old Towne Historic District at 116 E. Chapman Avenue. (Design Review No. 25-0014).

2. SUMMARY

The applicant proposes to install a new neon wall-mounted sign and re-face an existing blade sign for The Kickin' Crab located at 116 E. Chapman Avenue. This property is located in the Old Towne Historic District and is designated as a contributing property.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0014.

4. BACKGROUND INFORMATION

Applicant/Owner: Khoa Tran

Owner: Chapman and Orange LLC

Property Location: 116 E. Chapman Avenue

General Plan Designation: Old Towne Mixed Use-15, 6-15 du/ac (OTMIX15)

Zoning Classification: Old Towne Mixed Use-15 (OTMU-15)

Existing Development: Commercial building constructed in 1900

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project includes:

- Installation of a new 40-square-foot neon wall sign. The dimensions will be 2 feet tall and 20 feet long. The neon wall sign is composed of aluminum backing and 15 mm neon illumination. The sign will be attached on a stucco and wood wall.
- Reface of a non-illuminated blade sign with and aluminum face. The blade sign dimensions

are 15 inches tall, 60 inches long, and 6.5 square feet.

6. EXISTING SITE

The subject site is currently developed as a two-story commercial building, originally constructed in 1900. The building materials are masonry, wood, and stucco. There are currently no existing wall signs and one existing blade sign.

7. EXISTING AREA CONTEXT

The building is located at the southwest corner of the intersection at South Orange Street and East Chapman Avenue. The property is within the Old Towne Plaza District, and the surrounding zoning is Old Towne Mixed Use - 15.

8. ANALYSIS OF THE PROJECT

Item 1 - Signage Font Style:

The proposed signage font style is not a typical style found in the Old Towne Historic District. However, the style is consistent with the existing business franchise standard corporate logo. The Historic Preservation Design Standards for Old Towne also do not have recommended or required lettering styles for signage.

The proposed wall sign and re-faced blade sign meet all City code requirements for signage and staff recommends approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of adding one new neon wall sign and refacing an existing blade sign to an existing commercial property. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

  The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne (HPDS) for commercial signage. The sign size, placement, and proposed lighting configuration meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new signs shall have no adverse impact on the appearance or character of the Old Towne Historic District.

- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's Standards and Guidelines (OMC 17.10.07.G.2).

  Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed sign is compatible with the building in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

  The proposed sign conforms to the prescriptive standards and design criteria set forth in the HPDS for Old Towne and Orange Municipal Code Section 17.36, as described above. The signage is proposed to be placed in a location appropriate for signage within a historic district, utilizes appropriate lighting treatments, and will not detract from the appearance of the property.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0014, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation

shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.

7. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans

Agenda Item

Design Review Committee

Item #: 4.1. 5/20/2026 **File #:** 26-0254

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Anna Eichelberger, Planning Technician**

1. SUBJECT

A request to install a new neon wall sign and re-face an existing blade sign on a building located in the Old Towne Historic District at 116 E. Chapman Avenue. (Design Review No. 25-0014).

2. SUMMARY

The applicant proposes to install a new neon wall-mounted sign and re-face an existing blade sign for The Kickin' Crab located at 116 E. Chapman Avenue. This property is located in the Old Towne Historic District and is designated as a contributing property.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0014.

4. BACKGROUND INFORMATION

Applicant/Owner: Khoa Tran

Owner: Chapman and Orange LLC

Property Location: 116 E. Chapman Avenue

General Plan Designation: Old Towne Mixed Use-15, 6-15 du/ac (OTMIX15)

Zoning Classification: Old Towne Mixed Use-15 (OTMU-15)

Existing Development: Commercial building constructed in 1900

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project includes:

- Installation of a new 40-square-foot neon wall sign. The dimensions will be 2 feet tall and 20 feet long. The neon wall sign is composed of aluminum backing and 15 mm neon illumination. The sign will be attached on a stucco and wood wall.
- Reface of a non-illuminated blade sign with and aluminum face. The blade sign dimensions

are 15 inches tall, 60 inches long, and 6.5 square feet.

6. EXISTING SITE

The subject site is currently developed as a two-story commercial building, originally constructed in 1900. The building materials are masonry, wood, and stucco. There are currently no existing wall signs and one existing blade sign.

7. EXISTING AREA CONTEXT

The building is located at the southwest corner of the intersection at South Orange Street and East Chapman Avenue. The property is within the Old Towne Plaza District, and the surrounding zoning is Old Towne Mixed Use - 15.

8. ANALYSIS OF THE PROJECT

Item 1 - Signage Font Style:

The proposed signage font style is not a typical style found in the Old Towne Historic District. However, the style is consistent with the existing business franchise standard corporate logo. The Historic Preservation Design Standards for Old Towne also do not have recommended or required lettering styles for signage.

The proposed wall sign and re-faced blade sign meet all City code requirements for signage and staff recommends approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of adding one new neon wall sign and refacing an existing blade sign to an existing commercial property. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

  The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne (HPDS) for commercial signage. The sign size, placement, and proposed lighting configuration meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new signs shall have no adverse impact on the appearance or character of the Old Towne Historic District.

- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's Standards and Guidelines (OMC 17.10.07.G.2).

  Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed sign is compatible with the building in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

  The proposed sign conforms to the prescriptive standards and design criteria set forth in the HPDS for Old Towne and Orange Municipal Code Section 17.36, as described above. The signage is proposed to be placed in a location appropriate for signage within a historic district, utilizes appropriate lighting treatments, and will not detract from the appearance of the property.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0014, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation

shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

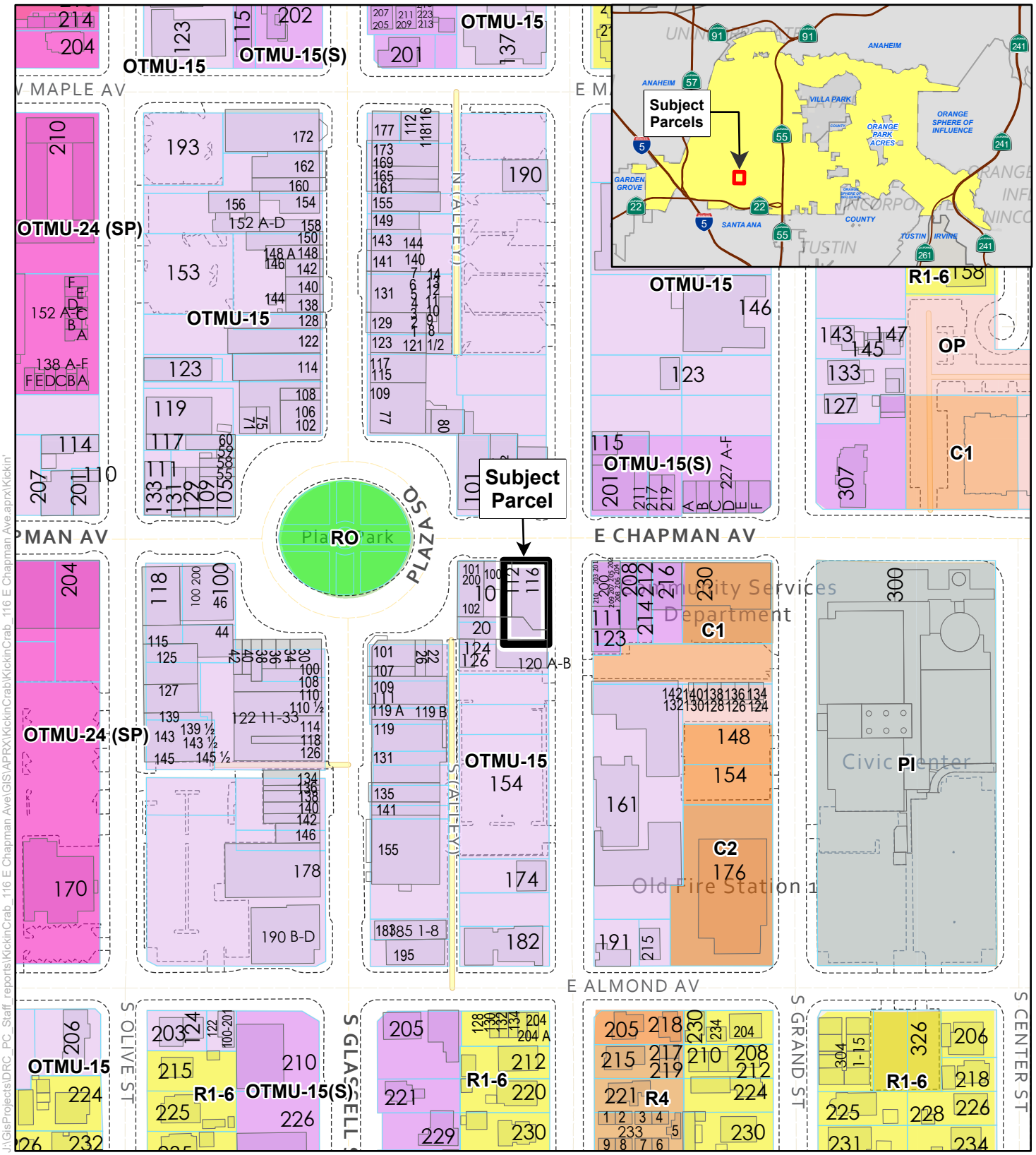
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.

7. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans



City of Orange
Geographic Information System

Legend

- Parcels
- Subject Parcels
- C1
- C2
- OP
- PI
- R1-6
- R1-6 (SP)
- R4
- RO
- OTMU-15(S)
- OTMU-15
- OTMU-24 (SP)

Project Number: DRC25-0014
Address: 116 E Chapman Ave.
Zoning: OTMU-15

N W E S

0 100 200 Feet

4/14/2026

Source: City of Orange (2026)

116 E CHAPMAN AVE.
VICINITY MAP

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

Primary #	30-158662
HRI #	038028
Trinomial	ORA
NRHP Status Code	1D
Other Listings:	
Review Code:	**Reviewer:** **Date:**

***Resource Name or #:** (Assigned by Recorder) CHAPMAN_E_112-120__APN_390-381-21

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 112 - 120 E CHAPMAN AVE ,# **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data: Same APN as: 120 S. Orange.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Masonry - Brick & stucco or plaster

Brick veneered with wood posts, two stories, exterior remodeled to present Mission Revival style about 1919.

***P3b. Resource Attributes:** (List attributes and codes) (HP6)--Commercial building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**

1900

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

May, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

State of California - The Resources Agency **Primary #** 30-158662
DEPARTMENT OF PARKS AND RECREATION **HRI #** 038028
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 1D

 ***Resource Name or #:** (Assigned by Recorder) CHAPMAN_E_112-120__APN_390-381-21

B1. Historic Name: Watson's Drug and Soda Fountain Store and Orange I.O.O.F Hall

B2. Common Name:

B3. Original Use: COM **B4. Present Use:** COM

***B5. Architectural Style:** Commercial

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1900 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Cornelius B. Bradshaw (Architect)

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Commercial

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition

Site Integrity:

Opportunities:

This building has had a number of notable names, including: the Orange Independent Order of Odd Fellows (I.O.O.F.) Hall and Watson's Drug and Soda Fountain Store, which housed the local post office through at least 1909, before relocating sometime before 1922. In 1909, it was expanded and remodeled by architect, Cornelius B. Bradshaw. See DPR form for 224 N. Glassell for information on the architect.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News. Sanborn Maps (1905, 1909).

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

***Resource Name or #:** (Assigned by Recorder) CHAPMAN_E_112-120__APN_390-381-21

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Listed in National Register: 1982, 1997

Description of Photo: 1991

General Plan: OTMIX-15 **# of Buildings:** 1

Planning Zone: OTMU-15 **# of Stories:** 2

Lot Acre: 0.1756 **# of Units:** --

Principal Building Sqft: 13569



B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

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

Primary # 30-159073
HRI # 038439
Trinomial ORA
NRHP Status Code 1D
Other Listings:
Review Code: **Reviewer:** **Date:**

***Resource Name or #:** (Assigned by Recorder) ORANGE_S_120__APN_390-381-21

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 120 - S ORANGE ST ,# A-B **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data: Same APN as: 112-120 E. Chapman.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Masonry - Other than brick

This is a very small, single-story, rectangular plan brick structure with ornamental brick used at the cornice line.

***P3b. Resource Attributes:** (List attributes and codes) (HP6)--Commercial building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**

1915

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

April, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California - The Resources Agency **Primary #** 30-159073
DEPARTMENT OF PARKS AND RECREATION **HRI #** 038439
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 1D

 ***Resource Name or #:** (Assigned by Recorder) ORANGE_S_120__APN_390-381-21

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: COM **B4. Present Use:** COM

***B5. Architectural Style:** Commercial

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1915 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Commercial

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Excellent Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

*Resource Name or #: (Assigned by Recorder) ORANGE_S_120__APN_390-381-21

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: OTMIX-15 # of Buildings: 1

Planning Zone: OTMU-15 # of Stories: 1

Lot Acre: # of Units: 2

Principal Building Sqft: 13569

B6. Construction History (Continued from Pg.2):



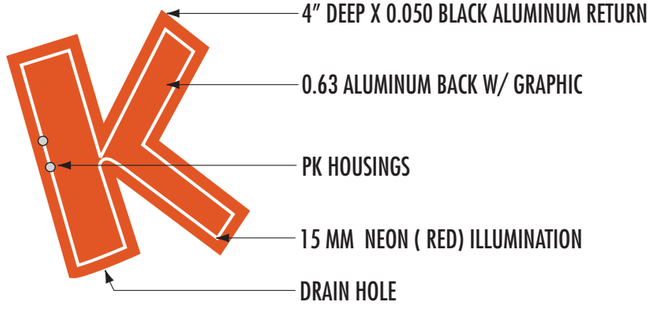
B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

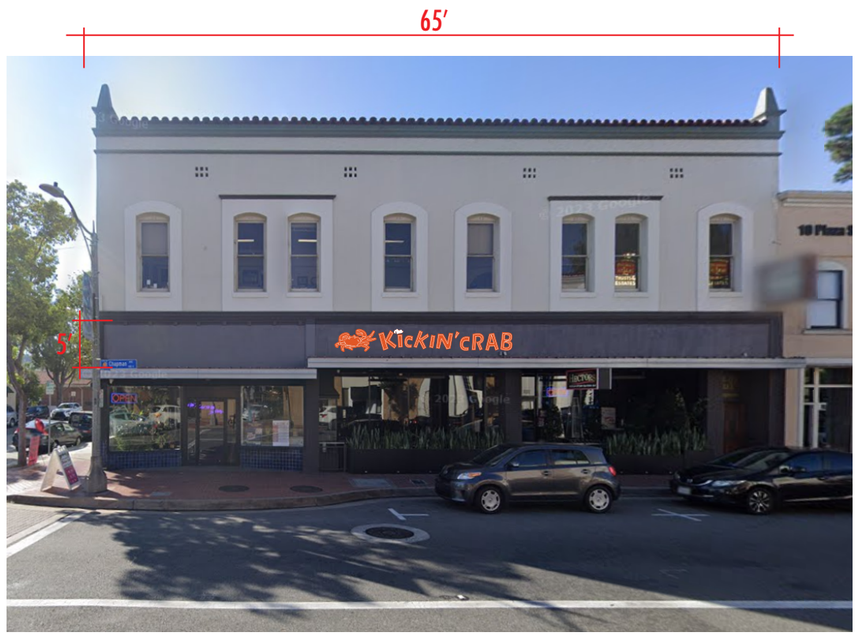
NEON CHANNEL LETTERS

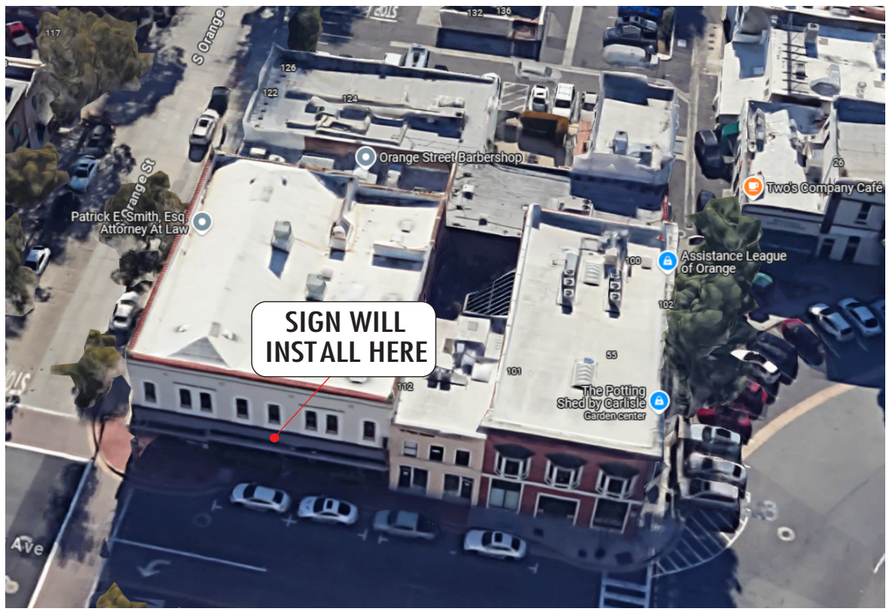
ALL WORK SHALL CONFORM TO THE 2022 CBC, 2022 CRC, 2022 CPC, 2022 CMC, 2022 CEC, 2022 CA ENERGY CODE, 2022 CA GREEN CODE, AND CITY ORDINANCES

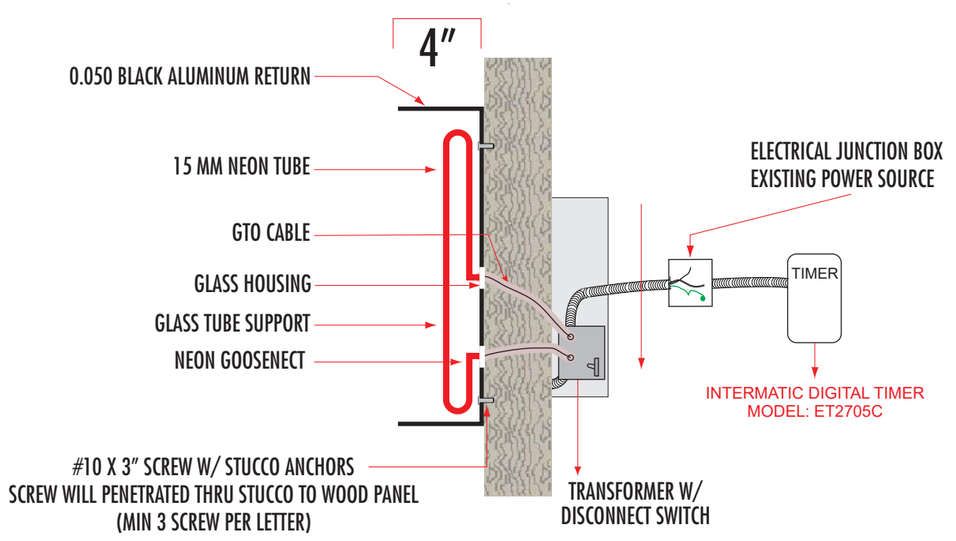




SIGN SQFT = 40 SQFT







ALL ELECTRONIC EQUIPMENT TO BE UL LISTED

MAGNUM DESIGN GROUP
10282 Trask Ave, Unit F, Garden Grove, CA 92843
Tel: (714) 474 - 3241

Project:

The KicKIN'cRAB

Address:
116 E Chapman Ave
Orange, CA 92866

Account Manager:

Designer:
Khoa Tran

Date:
1/5/26

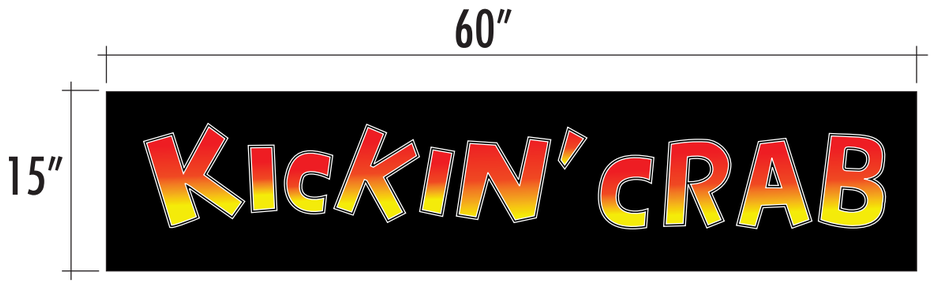
Drawing #:

Revisions:

Landlord Approval:

This is an original, unpublished drawing created by MDG. It is submitted for you approval. It is not to be shown to anyone outside your organizations, reproduced or copied in any fashion. Ownrship of this design is held by MDG Authorization to use this design must be obtained by MDG.

BLADE SIGN



X2

SIGN SQFT = 6.5 SQFT

Blade Sign will be non- illuminated.

Replace 1/8″ Black Aluminum face with digital print on existing blade sign



MAGNUM DESIGN GROUP
10282 Trask Ave, Unit F, Garden Grove, CA 92843
Tel: (714) 474 - 3241

Project:

The KICKIN' CRAB

Address:
116 E Chapman Ave
Orange, CA 92866

Account Manager:

Designer:
Khoa Tran

Date:
1/5/26

Drawing #:

Revisions:

Landlord Approval:

This is an original, unpublished drawing created by MDG. It is submitted for you approval. It is not to be shown to anyone outside your organizations, reproduced or copied in any fashion. Ownrship of this design is held by MDG Authorization to use this design must be obtained by MDG.

Agenda Item

Design Review Committee

Item #: 4.2. 5/20/2026 **File #:** 26-0265

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Anna Eichelberger, Planning Technician**

1. SUBJECT

A request to add a total of 180 square feet to an existing single-family home designated as a non-contributor located in the Old Towne Historic District at 173 N. Waverly Street. (Design Review No. 26 -0060).

2. SUMMARY

The applicant proposes adding a total of 180 square feet to an existing single-family home located on a substandard 6,750 square-foot lot at 173 N. Waverly Street. The property is located in the Old Towne Historic District, and it is designated as a non-contributing property.

3. RECOMMENDED ACTION

Approve Design Review No. 26-0060.

4. BACKGROUND INFORMATION

Applicant: Kevin Tarbell

Owner: Williams Majorie

Property Location: 173 N. Waverly Street

General Plan Designation: Low Density Residential 2-6 du/ac (LDR)

Zoning Classification: Single Family Residential 6,000 square feet (R-1-6)

Existing Development: 1,254-square-foot single family residence with a 295-square-foot detached garage

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project includes:

- A one-story addition of 129 square feet to the front and 51 square feet to the rear of a single-family home located on a substandard 6,750 square-foot-lot. The project consists of a demolition of an existing bathroom and constuction of a new 129 square-foot walk-in closet and bathroom, and a demolition of an existing exterior wall for a 51 square-foot addition to the

rear bedroom.

- The proposed project will renovate the exterior of the residence. The existing plywood sheathing and horizontal wood siding at the west (front) and east (rear) of the property will be replaced. Both the existing structure in these areas and the new additions will be clad with HardiePanel vertical board-and-batten fiber cement siding. The full-height cladding will extend to the underside of the gable roof. Two existing metal clad windows will be replaced with fiberglass sash windows and a new fiberglass sash window is proposed for the north façade of the addition. The project involves the removal/demolition of two aluminum sash windows at the east (rear) façade.

- A portion of the exsiting shed roof on the western (front) façade will be demolished to accommodate a new gable roof form and the roof slope will remain the same as the existing. The new roof is to be finished in common tab style asphalt shingles matching the existing roof. Fascia boards are proposed for the moderate-depth eaves. A portion of the existing shed roof on the east (rear) façade will be demolished and replaced with a new shed roof, barge board and the finish will match the existing residence. The roof slope willl remain the same. The eave rafters are to remain exposed as no fascia board is proposed.

6. EXISTING SITE

The property at 173 N. Waverly Street is a substandard, rectangular, 6,750-square-foot parcel located on the east side of the street between East Maple Avenue and East Chapman Avenue. It contains a one-story, 1,254 square-foot home and a 295 square-foot detached garage constructed of masonry both in the California Ranch style with a rectangular footprint. The existing home is set back approximately 80 feet from the front property line, and the detached garage is set back approximately 45 feet from the front property line located in front of the home. While the front of the home is oriented toward the west (facing North Waverly Street), the entry door faces the north side of the property. The south side of the home has a legal nonconforming side yard setback of 2 feet from the south property line.

The existing home has undergone a series of modifications over time. The dwelling is clad in a variety of materials, including both wide horizontal and vertical wood siding, stucco, rough sawn plywood, and conventional (beveled) wood siding. The form, configuration and exterior finishes of the existing primary bath, where the front addition is proposed, indicate that it was a previous addition to the home. The rough-sawn plywood cladding of the existing bathroom is a distinct departure from the vertical and horizontal wood cladding found throughout the home and is at odds with the California Ranch style of the home. Some of the home's wooden windows and glazed doors feature thin, horizontal muntins, characteristics of the home's original era of construction. Other windows, as well as the primary entry door, side light, and bay window are metal-clad and are thus later modifications to the home. A white picket fence encloses the southeast side of the front lawn. The rear and both north and south sides of the property are enclosed with a combination of wood and concrete 6-foot-high block walls.

The home was constructed in 1946 and is a non-contributor to the Old Towne Historic District. The National Register of Historic Places (NRHP) status code for the structure is "6Z: Determined ineligible

for local listing or designation through local government review process; may warrant special consideration in local planning."

7. EXISTING AREA CONTEXT

The building is located on the east side of North Waverly Street, between East Maple Avenue and East Chapman Avenue. The property is within the Old Towne Historic District, outside of the Downtown Plaza Core. The surrounding properties on the block consist of single-family residential 6,000 square-foot homes.

8. ANALYSIS OF THE PROJECT

The proposed project includes alternate materials which have been selected for their resemblance of traditional building materials and their common association with the California Ranch style. The fiberglass windows and fiber cement cladding are generally compatible with the scale, design, texture, reflectivity, durability, and color of traditional building materials, commonly used in California Ranch style homes in the Historic District.

The proposed 125-square-foot on the west (front) addition will expand the existing primary bathroom by 9 feet 9 inches and will increase the height from 7 feet 3 inches to 11 feet 3 inches to match the height of the existing home. The existing primary bathroom is visible from the street, and the addition will remain visible. The proposed roof slope, height, and material will match the existing structure, ensuring consistency and compatibility with the overall scale and design of the residence.

The 21% Floor Area Ratio (FAR) proposed is lower than the average FAR of the block (24%), for parcels of similar size. This is an acceptable increase given that the addition is within setback requirements, and the floor area ratio is maintained lower than the range for the average FAR for the block.

The development standards require a minimum 900-square-feet of usable open space for a property in the R1-6 zoning district. A new lot in the R1-6 zoning district would have to be at least 6,000 square feet, where the open space requirement of 900 square feet would be 15% of the lot. Fifteen percent of the 6,750 square-foot lot would be 1,012 square feet. The project proposes 180 square feet which is within the minimum usable open space requirement.

The project meets all zoning code requirements, and Staff recommends that the DRC approve the proposal.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project consists of a small addition to an existing single-family home. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. *In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project.*

   The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed rear addition is subordinate to the existing building and is not visible from the street. The proposed front addition expands upon a prior addition and clearly demarcates the new work from the original structure. The addition is compatible with the mass, scale, and roof form of the historic building and would not affect the appearance of the Historic District.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.*

   The project is in conformance with the HPDS. Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

3. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings.*

   The project upholds community aesthetics through an internally consistent and integrated design theme. The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed rear addition is subordinate to the existing building and is not visible from the street. The proposed front addition expands upon a prior addition and clearly demarcates the new work from the original structure. The addition is compatible with the mass, scale, and roof form of the historic building and would not affect the appearance of the Historic District.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval

action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 26-0060, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. An encroachment permit from Public Works Department is required if any work during the construction of the addition will obstruct the public right-of-way.

7. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans

Agenda Item

Design Review Committee

Item #: 4.2. 5/20/2026 **File #:** 26-0265

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Anna Eichelberger, Planning Technician**

1. SUBJECT

A request to add a total of 180 square feet to an existing single-family home designated as a non-contributor located in the Old Towne Historic District at 173 N. Waverly Street. (Design Review No. 26 -0060).

2. SUMMARY

The applicant proposes adding a total of 180 square feet to an existing single-family home located on a substandard 6,750 square-foot lot at 173 N. Waverly Street. The property is located in the Old Towne Historic District, and it is designated as a non-contributing property.

3. RECOMMENDED ACTION

Approve Design Review No. 26-0060.

4. BACKGROUND INFORMATION

Applicant: Kevin Tarbell

Owner: Williams Majorie

Property Location: 173 N. Waverly Street

General Plan Designation: Low Density Residential 2-6 du/ac (LDR)

Zoning Classification: Single Family Residential 6,000 square feet (R-1-6)

Existing Development: 1,254-square-foot single family residence with a 295-square-foot detached garage

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project includes:

- A one-story addition of 129 square feet to the front and 51 square feet to the rear of a single-family home located on a substandard 6,750 square-foot-lot. The project consists of a demolition of an existing bathroom and constuction of a new 129 square-foot walk-in closet and bathroom, and a demolition of an existing exterior wall for a 51 square-foot addition to the

rear bedroom.

- The proposed project will renovate the exterior of the residence. The existing plywood sheathing and horizontal wood siding at the west (front) and east (rear) of the property will be replaced. Both the existing structure in these areas and the new additions will be clad with HardiePanel vertical board-and-batten fiber cement siding. The full-height cladding will extend to the underside of the gable roof. Two existing metal clad windows will be replaced with fiberglass sash windows and a new fiberglass sash window is proposed for the north façade of the addition. The project involves the removal/demolition of two aluminum sash windows at the east (rear) façade.

- A portion of the exsiting shed roof on the western (front) façade will be demolished to accommodate a new gable roof form and the roof slope will remain the same as the existing. The new roof is to be finished in common tab style asphalt shingles matching the existing roof. Fascia boards are proposed for the moderate-depth eaves. A portion of the existing shed roof on the east (rear) façade will be demolished and replaced with a new shed roof, barge board and the finish will match the existing residence. The roof slope willl remain the same. The eave rafters are to remain exposed as no fascia board is proposed.

6. EXISTING SITE

The property at 173 N. Waverly Street is a substandard, rectangular, 6,750-square-foot parcel located on the east side of the street between East Maple Avenue and East Chapman Avenue. It contains a one-story, 1,254 square-foot home and a 295 square-foot detached garage constructed of masonry both in the California Ranch style with a rectangular footprint. The existing home is set back approximately 80 feet from the front property line, and the detached garage is set back approximately 45 feet from the front property line located in front of the home. While the front of the home is oriented toward the west (facing North Waverly Street), the entry door faces the north side of the property. The south side of the home has a legal nonconforming side yard setback of 2 feet from the south property line.

The existing home has undergone a series of modifications over time. The dwelling is clad in a variety of materials, including both wide horizontal and vertical wood siding, stucco, rough sawn plywood, and conventional (beveled) wood siding. The form, configuration and exterior finishes of the existing primary bath, where the front addition is proposed, indicate that it was a previous addition to the home. The rough-sawn plywood cladding of the existing bathroom is a distinct departure from the vertical and horizontal wood cladding found throughout the home and is at odds with the California Ranch style of the home. Some of the home's wooden windows and glazed doors feature thin, horizontal muntins, characteristics of the home's original era of construction. Other windows, as well as the primary entry door, side light, and bay window are metal-clad and are thus later modifications to the home. A white picket fence encloses the southeast side of the front lawn. The rear and both north and south sides of the property are enclosed with a combination of wood and concrete 6-foot-high block walls.

The home was constructed in 1946 and is a non-contributor to the Old Towne Historic District. The National Register of Historic Places (NRHP) status code for the structure is "6Z: Determined ineligible

for local listing or designation through local government review process; may warrant special consideration in local planning."

7. EXISTING AREA CONTEXT

The building is located on the east side of North Waverly Street, between East Maple Avenue and East Chapman Avenue. The property is within the Old Towne Historic District, outside of the Downtown Plaza Core. The surrounding properties on the block consist of single-family residential 6,000 square-foot homes.

8. ANALYSIS OF THE PROJECT

The proposed project includes alternate materials which have been selected for their resemblance of traditional building materials and their common association with the California Ranch style. The fiberglass windows and fiber cement cladding are generally compatible with the scale, design, texture, reflectivity, durability, and color of traditional building materials, commonly used in California Ranch style homes in the Historic District.

The proposed 125-square-foot on the west (front) addition will expand the existing primary bathroom by 9 feet 9 inches and will increase the height from 7 feet 3 inches to 11 feet 3 inches to match the height of the existing home. The existing primary bathroom is visible from the street, and the addition will remain visible. The proposed roof slope, height, and material will match the existing structure, ensuring consistency and compatibility with the overall scale and design of the residence.

The 21% Floor Area Ratio (FAR) proposed is lower than the average FAR of the block (24%), for parcels of similar size. This is an acceptable increase given that the addition is within setback requirements, and the floor area ratio is maintained lower than the range for the average FAR for the block.

The development standards require a minimum 900-square-feet of usable open space for a property in the R1-6 zoning district. A new lot in the R1-6 zoning district would have to be at least 6,000 square feet, where the open space requirement of 900 square feet would be 15% of the lot. Fifteen percent of the 6,750 square-foot lot would be 1,012 square feet. The project proposes 180 square feet which is within the minimum usable open space requirement.

The project meets all zoning code requirements, and Staff recommends that the DRC approve the proposal.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project consists of a small addition to an existing single-family home. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. *In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project.*

   The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed rear addition is subordinate to the existing building and is not visible from the street. The proposed front addition expands upon a prior addition and clearly demarcates the new work from the original structure. The addition is compatible with the mass, scale, and roof form of the historic building and would not affect the appearance of the Historic District.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.*

   The project is in conformance with the HPDS. Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

3. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings.*

   The project upholds community aesthetics through an internally consistent and integrated design theme. The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed rear addition is subordinate to the existing building and is not visible from the street. The proposed front addition expands upon a prior addition and clearly demarcates the new work from the original structure. The addition is compatible with the mass, scale, and roof form of the historic building and would not affect the appearance of the Historic District.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval

action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 26-0060, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. An encroachment permit from Public Works Department is required if any work during the construction of the addition will obstruct the public right-of-way.

7. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans



City of Orange
Geographic Information System

Legend

- Parcels
- Subject Parcel
- OP
- PI
- R1-6
- OTMU-15(S)

N W E S

0 100 200 Feet

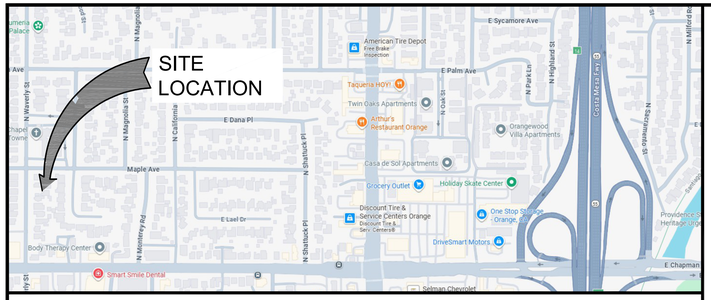
4/6/2026

Source: City of Orange (2026)

Project Number: PA26-0060
Address: 173 N. Waverly St.
Zoning: R1-6

173 N. WAVERLY ST.

VICINITY MAP



VICINITY MAP

REMODEL

173 WAVERLY STREET
ORANGE, CALIFORNIA 92866



LOCATION MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 173 N. WAVERLY ST., ORANGE, CA 92866

PROJECT DESCRIPTION:

COSMETIC UPDATES THROUGHOUT THE HOME (KITCHEN, BEDROOMS, BATHROOMS, ETC). REPAIR OF IRREGULAR CONSTRUCTION IN AREAS OF ROOF AND HOME INTERIOR. UPDATES FOR HVAC AND WINDOWS AS NEEDED. UPDATES TO LANDSCAPING, FRESH PAINT THROUGHOUT, NEW APPLIANCES, FIXTURES AND HARDWARE THROUGHOUT HOME. ADDITION OF APPROXIMATELY 180 SQUARE FEET TO THE CURRENT PRIMARY HOME LAYOUT, WHILE ENLARGING THE MASTER BEDROOM, ADDING A 3RD BEDROOM AND BATHROOM TO THE HOME.

CURRENT LAYOUT: 2 BEDROOM, 2 BATHROOM, 1,269 SQFT LAYOUT (SQFT PER APPRAISAL MEASUREMENT)

RESULTING LAYOUT: PRIMARY HOME AS A 3 BEDROOM, 2-1/2 BATHROOM, APPROX. 1,449 SQFT LAYOUT

SPRINKLERS: <NO> WHERE THE EXISTING BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS, ANY NEWLY CREATED LIVING, SLEEPING, EATING, COOKING, OR SANITATION AREA SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS; INCLUDING, BUT NOT LIMITED TO, CONVERTED ATTICS, CARPORTS WITH NEW HABITABLE SPACE ABOVE, AND ENCLOSED PATIO COVERS/CALIFORNIA ROOMS.

ANY ADDITION OR MODIFICATION TO AN EXISTING FIRE SPRINKLER SYSTEM IS SUBJECT TO A SEPARATE APPROVAL AND PERMIT FROM THE ORANGE COUNTY FIRE AUTHORITY (OCFA).

THE EXISTING FLOOR AREA RATIO (F.A.R.) IS 1,254 / 6,750 TO EQUAL .18
THE PROPOSED FLOOR AREA RATIO (F.A.R.) IS 1,434 / 6,750 TO EQUAL .21 FAR

CITY OF ORANGE MUNICIPAL CODE (OMC)

[NOTE: COMPLETE OMC TEXT IS AVAILABLE ON THE INTERNET AT HTTPS://ECODE360.COM/43565262#43565263]
THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE ORANGE MUNICIPAL CODE PROVISIONS AND/OR PUBLISHED INFORMATION BULLETINS INCLUDING BUT NOT LIMITED TO:

§ 15.04.010 CALIFORNIA CONSTRUCTION CODES ADOPTED BY REFERENCE.

FOR THE PURPOSE OF PRESCRIBING REGULATIONS FOR ERECTING, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, IMPROVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT USE, HEIGHT, AND AREA OF BUILDINGS AND STRUCTURES, THE FOLLOWING CONSTRUCTION CODES SUBJECT TO THE ORANGE MUNICIPAL CODE AND MODIFICATIONS SET FORTH IN THIS CHAPTER, INCLUDING ERRATA AND SUPPLEMENTS HEREAFTER, ARE HEREBY ADOPTED: THE CALIFORNIA BUILDING CODE, 2022 EDITION, BASED ON THE 2021 INTERNATIONAL BUILDING CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INCLUDING CHAPTER 1, DIVISION II AND APPENDICES I, J, AND P; THE CALIFORNIA RESIDENTIAL CODE, 2022 EDITION, BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE, INCLUDING APPENDICES AH AND AX; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, INCLUDING APPENDICES A4, A5, A5.2, A5.3, A5.4, A5.5, AND A5.6, 2022 EDITION; THE CALIFORNIA PLUMBING CODE, 2022 EDITION, BASED ON THE 2021 UNIFORM PLUMBING CODE AS PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, INCLUDING APPENDICES A, B, D, H, I, AND J; THE CALIFORNIA MECHANICAL CODE, 2022 EDITION, BASED ON THE 2021 UNIFORM MECHANICAL CODE AS PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, INCLUDING APPENDICES B AND C; THE CALIFORNIA ELECTRICAL CODE, 2022 EDITION, BASED ON THE 2020 NATIONAL ELECTRICAL CODE AS PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, INCLUDING ANNEXES A AND B; THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL.

THE PROVISIONS OF THESE CONSTRUCTION CODES AS AMENDED BY THIS CHAPTER SHALL CONSTITUTE THE BUILDING REGULATIONS OF THE CITY OF ORANGE. WHERE THE CALIFORNIA CODE OF REGULATIONS AND STATE BUILDING STANDARDS CODE OF REGULATIONS DIFFER FROM ANY SECTIONS OF THE CONSTRUCTION CODES, STATE REGULATIONS SHALL PREVAIL OVER THE CONSTRUCTION CODES.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT. SEE SHEET <N/A> FOR COMPLETE COMPLIANCE DOCUMENTATION.

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL RESIDENTIAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR APPLICABLE GREEN BUILDING STANDARDS NOTES AND REQUIREMENTS.

KITCHEN REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARD FOR NEW SINK FAUCETS SHALL BE 1.8 GPM AT 60 PSI. IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.

KITCHEN RANGE HOOD AIRFLOW RATES

1. CALIFORNIA ENERGY CODE (CEnC) TABLE 150.0-G: KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE.

DWELLING UNIT FLOOR AREA (ft^2)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
> 1500	50% CE or 110 cfm	70% CE or 180 cfm
> 1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
< 750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN LIGHTING

1. ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEnC) SECTION 150.0(k).
2. ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEnC TABLE 150.0-A.
3. RECESSED DOWN-LIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION CONTACT (IC) LISTED BY UNDERWRITERS LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (AC) LABEL FIXTURES.
4. LED LUMINAIRES SHALL BE INSTALLED IN LED FIXTURES RATED FOR THE SPECIFIC WATTAGE.
5. LIGHTING FROM ADJACENT KITCHEN AREA SUCH US DINING AND NOOK AREAS SHALL HAVE SEPARATE CONTROLS IF NOT PART OF THE AREA OF REMODEL.

KITCHEN ELECTRICAL OUTLETS

1. ALL ELECTRICAL 125V THROUGH 250V OUTLETS INSTALLED TO SERVE THE COUNTERTOP SURFACE IN A KITCHEN OR WITHIN 6 FT FROM THE TOP INSIDE EDGE OF THE SINK BOWL SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) PER CEC 210.8 (A)(6)(7).
2. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR BY OTHER METHOD IN ACCORDANCE WITH CEC 210.12(A). (CEC 210.12(A)(1))
3. RECEPTACLE OUTLETS SHALL BE INSTALLED ON OR WITHIN 20 INCHES ABOVE COUNTERTOPS AND WORK SURFACES SUCH THAT:
   3.1. NO POINT ALONG THE WALL LINE ADJACENT TO COUNTERTOPS AND WORK SURFACES AT LEAST 12 INCHES IN WIDTH IS MORE THAN 24 HORIZONTAL INCHES FROM A RECEPTACLE OUTLET. COUNTERTOP BEHIND A RANGE OR SINK IS EXEMPT UNLESS SUCH COUNTERTOP IS AT LEAST 12 INCHES WIDE OR 18 INCHES WIDE FOR A CORNER INSTALLATION.
   3.2. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF AT LEAST 24 INCHES AND A SHORT DIMENSION OF AT LEAST12 INCHES. (CEC 210.52(C))
4. AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP WITH A LONG DIMENSION OF 2 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC SECTION 210.52(C)(2).
5. AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET IS TO BE INSTALLED AT EACH PENINSULAR COUNTERTOP WITH A LONG DIMENSION OF 3 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC 210.52(C)(3).
6. RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE THE COUNTER TOP PER CEC 210.52(C)(3)(1).
7. PROVIDE A MINIMUM OF TWO 20 AMPS SMALL APPLIANCE BRANCH CIRCUITS FOR RECEPTACLES IN THE KITCHEN PER CEC 210.11(C)(1).

BATHROOM REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC 4.303) ARE AS FOLLOWS:
   A. WATER CLOSETS 1.28 GALLONS PER FLUSH (SEE NOTE 2)
   B. SHOWER HEADS 1.8 GPM @ 80 PSI (SEE NOTE 1)
   C. LAVATORY FAUCETS 1.2 GPM @ 60 PSI

   NOTES:
   (1) WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
   (2) THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINE AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R307)
3. ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CRC R308.4.5)
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (CFCI) PROTECTION.
5. BATHROOM BRANCH CIRCUITS: AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT, SUCH US LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY (CEC 210.11(C)(3)).
6. BATHROOM ELECTRICAL OUTLETS: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN (CEC 210.52 (D)).
7. RECEPTACLES AT BATHTUBS AND SHOWER SPACES SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTAL AND 8 FEET VERTICAL FROM THE TOP OF THE BATHTUB RIM OR THE SHOWER THRESHOLD. (CEC 406.9(C))
8. PRIVATE BATHROOMS WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH ENERGY STAR COMPLIANT EXHAUST FANS CONTROLLED BY A HUMIDITY CONTROL, AND HAVING A MINIMUM CAPACITY OF 20 CFM CONTINUOUS OR 50 CFM INTERMITTENT. (CMC TABLE 403.7, CGBSC 4.506.1)
9. WATER CLOSETS AND BIDETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE FIXTURE, AND 30 INCHES TO A SIMILAR FIXTURE MEASURED CENTERLINE TO CENTERLINE. THE CLEAR FLOOR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC 402.5)
10. FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE NOT LESS THAN 12 INCHES IN ITS LEAST DIMENSION. (CPC 402.10)
11. SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE (P-TRAP) NOT LESS THAN 2 INCHES IN DIAMETER. (CPC 408.4)
12. SHOWER THRESHOLD (WHERE PROVIDED) SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCHES DOOR. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
13. SHOWER COMPARTMENTS, REGARDLESS OF THE SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (CPC 408.6)
14. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT. (CPC 408.9)
15. WHERE TWO SEPARATE HANDLES CONTROL THE HOT AND COLD WATER, THE LEFT-HANDED HANDLE SHALL CONTROL HOT WATER. (CPC 417.5)
16. THE NUMBER OF WATER CLOSETS SERVED BY A 3-INCH DRAIN SHALL NOT EXCEED FIVE. (CPC TABLE 703.2)
17. NEWLY INSTALLED LUMINAIRES IN A BATHROOM:
    17.1. SHALL BE HIGH EFFICACY AND MEET THE APPLICABLE REQUIREMENTS OF CEnC TABLE 150.0-A. (CEnC 150.0(k)1.A)
    17.2. WHEN RECESSED, SHALL BE LISTED FOR ZERO CLEARANCE, LABELED TO CERTIFY AIR LEAKAGE LESS THAN 2 CFM, SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. (CEnC 150.0(k)1 C)
    17.3. SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEnC 150.0(k)2.G)
    17.4. SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEnC 150.0(k)2.A)
    17.5. SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEnC 150.0(k)2.B)
    17.6. SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEnC 150.0(k)2.E.i)
    17.7. THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENIDIX JA8 REQUIREMEMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEnC 150.0(k)2.D)

DOOR /WINDOW REPLACEMENT

REPLACEMENTS OF DOORS AND WINDOWS HAVING THE SAME DIMENSIONS OF THOSE BEING REPLACED SHALL MEET REQUIREMENTS FOR WEATHER PROOFING, SECURITY AND ENERGY EFFICIENCY.
REPLACEMENT OF EXTERIOR DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH SECURITY REQUIREMENTS DESCRIBED IN CITY OF ORANGE MUNICIPAL CODE.
CALIFORNIA ENERGY CODE (CEnC) SECTION 150.2(b)1.B REQUIRES DOORS/WINDOWS TO MEET U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) IN PRESCRIPTIVE STANDARDS. PER TABLE 150.1A CLIMATE ZONE 8 REQUIREMENTS ARE AS FOLLOW:

- MAXIMUM U-FACTOR = 0.30
- MAXIMUM SHGC = 0.23
- MAXIMUM TOTAL AREA = 20%
- MAXIMUM WEST FACING AREA = 5%

SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIREMENTS

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING BUILDING PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (CRC R314)

FOR EXISTING BUILDINGS AND NEW CONSTRUCTION. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS CONTAINING A FUEL-FIRE APPLIANCE OR FIREPLACE, OR THAT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT. (CRC R315)

STORMWATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF ORANGE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

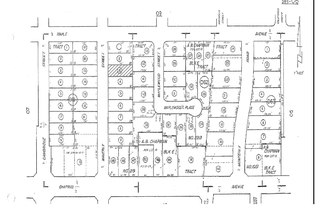
COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
2. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
6. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

NATURAL GAS SYSTEM GENERAL NOTES

1. ACCEPTABLE PIPE MATERIALS:
   - BLACK STEEL SCHEDULE 40 - ASME B36.10, ASTM A53, OR ASTM A106.
   - ALUMINUM ALLOY - ASTM B241. MUST BE COATED TO PROTECT AGAINST EXTERNAL CORROSION; NOT ALLOWED IN EXTERIOR LOCATIONS OR UNDERGROUND.
   - CORRUGATED STAINLESS STEEL - CSA LC-1
   - POLYETHYLENE (PE) PLASTIC - ASTM D2513. ALLOWED FOR INSTALLATION OUTDOORS, UNDERGROUND ONLY; INSTALL TRACER WIRE (THICKNESS AWG 14) TO FACILITATE LOCATING.
2. METALLIC PIPE JOINTS AND FITTINGS SHALL BE THREADED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.6.10.1)
3. PLASTIC PIPE JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.6.11)
4. UNDERGROUND PIPING INSTALLATION:
   - METALLIC PIPING IS PROHIBITED FOR UNDERGROUND INSTALLATION IN THE CITY OF ORANGE.
   - MINIMUM 18 INCHES BELOW GROUND. (CPC 1210.1.1)
   - WHERE INSTALLED THROUGH THE OUTER FOUNDATION OR BASEMENT WALL, ENCASE IN A PROTECTIVE SLEEVE. THE SPACE BETWEEN THE PIPE AND THE SLEEVE, AND THE SLEEVE AND THE WALL MUST BE SEALED. (CPC 1210.1.5)
   - WHERE INSTALLED UNDERGROUND BENEATH BUILDINGS, ENCASE IN A CONDUIT DESIGNED TO WITHSTAND THE IMPOSED LOADS. (CPC 1210.1.6)
5. APPLIANCES CONNECTED TO THE GAS PIPING SYSTEM SHALL HAVE AN ACCESSIBLE MANUAL SHUT-OFF VALVE EACH SERVING A SINGLE APPLIANCE AND INSTALLED WITHIN 6 FEET OF THE APPLIANCE IT SERVES. (CPC 1212.6)

MAP AND TRACK INFORMATION



LOT 32 OF TRACT NO. 219 OF "DRUMM'S ADDITION" IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 3 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

APN: 386-062-03

ZONING: SINGLE FAMILY RESIDENCE, 6,000 SQUARE FEET (R-1-6).

APPLICABLE STATE CODES (WITH CITY OF ORANGE AMENDMENTS)

CALIFORNIA BUILDING CODE	2022
CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022
CALIFORNIA MECHANICAL CODE	2022
CALIFORNIA ELECTRICAL CODE	2022
CALIFORNIA PLUMBING CODE	2022
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2022

SHEET INDEX

T-1	TITLE SHEET
A-1.0	NEW AND EXISTING PLOT PLANS
A-1.1	EXISTING/DEMO PLAN - HOUSE
A-1.2	EXISTING PLANS - GARAGE
A-2.0	PROPOSED PLAN - HOUSE
A-2.1	PROPOSED ROOF PLAN - HOUSE
A-2.2	EXISTING ROOF PLAN - HOUSE
A-2.3	PROPOSED PLANS - ADU
A-3.0	EXISTING ELEVATIONS - HOUSE
A-3.1	PROPOSED ELEVATIONS - ADU
A-3.2	PROPOSED ELEVATIONS - HOUSE
A-5.0	DOOR AND WINDOW SCHEDULES
E-2.0	ELECTRICAL PROPOSED PLAN - HOUSE
E-2.1	ELECTRICAL PROPOSED PLAN - ADU

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2	3/24/2026	Planning Department Revisions
1	07/28/2025	

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

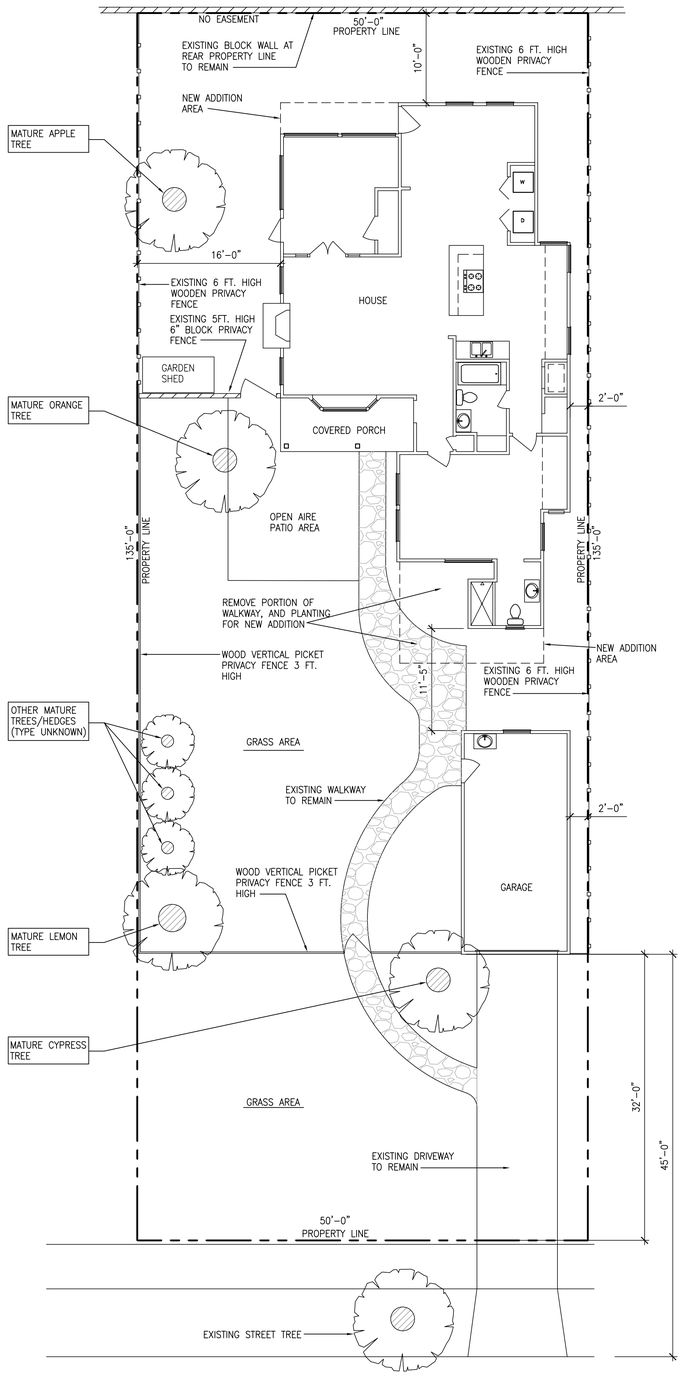
PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

TITLE SHEET

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

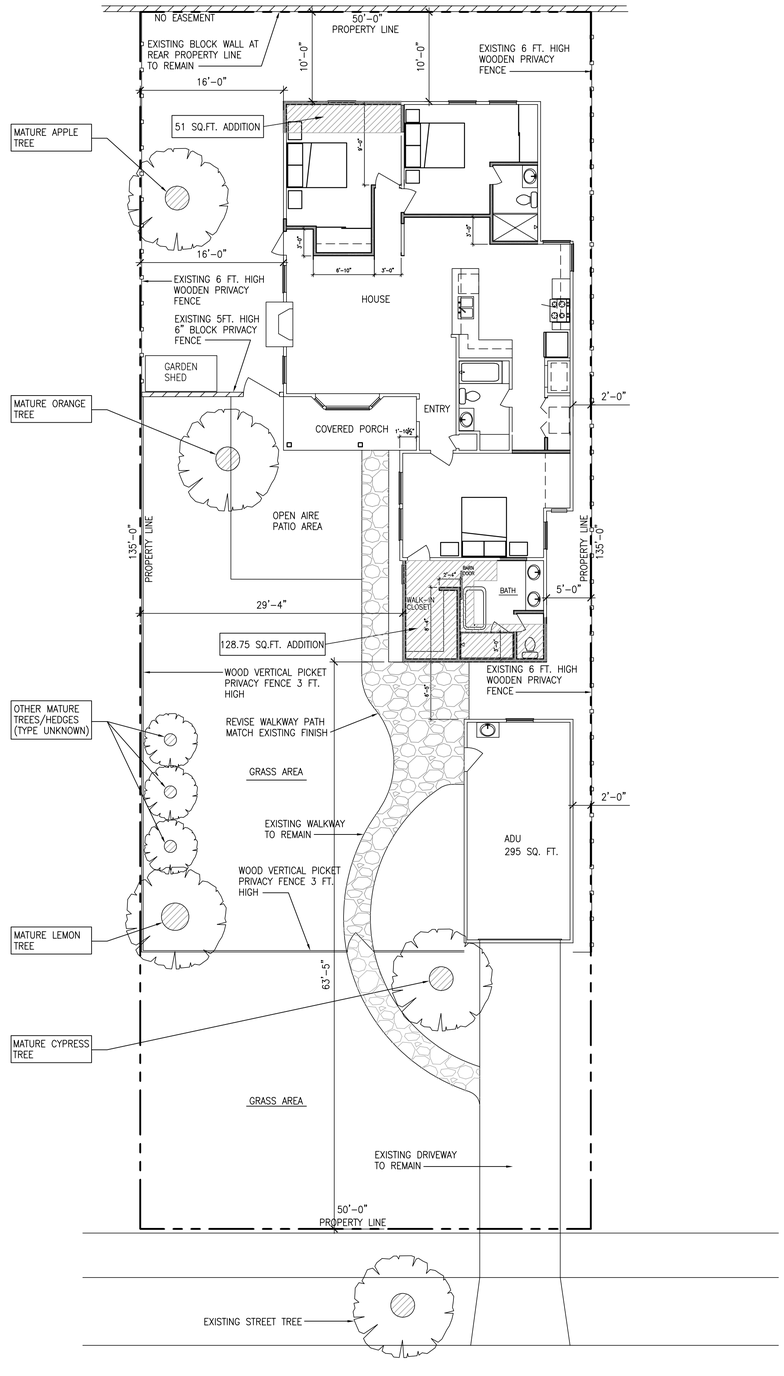
PLAN CHECK :
PERMIT :

SHEET
T-1



EXISTING PLOT PLAN

SCALE: 1/4"=1'-0"



PROPOSED PLOT PLAN

SCALE: 1/8"=1'-0"

COUNTY OF ORANGE
LOT 32 OF TRACK NO. 219
PARCEL BOOK 13, PAGE 3
APN: 386-062-03

EXISTING HOUSE
2-BEDROOM, 2-BATH
TOTAL SQ. FT. = 1,254 SQ.FT.

PROPOSED HOUSE
3-BEDROOM, 3-BATH
ADDITIONAL 180 SQ.FT.
TOTAL SQUARE FEET = 1,434 SQ.FT.

ADU CONVERSION
1-BEDROOM, 1-BATH
TOTAL SQUARE FEET = 295 SQ.FT.

TOTAL HOUSE + ADU
4-BEDROOM, 4-BATH
TOTAL HOUSE + ADU = 1,729 SQ.FT.

NO.	DATE	REVISIONS
1	3/24/2026	Planning Department Revisions
2		
3		
4		
5		
6		
7		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

EXISTING AND PROPOSED PLOT PLANS

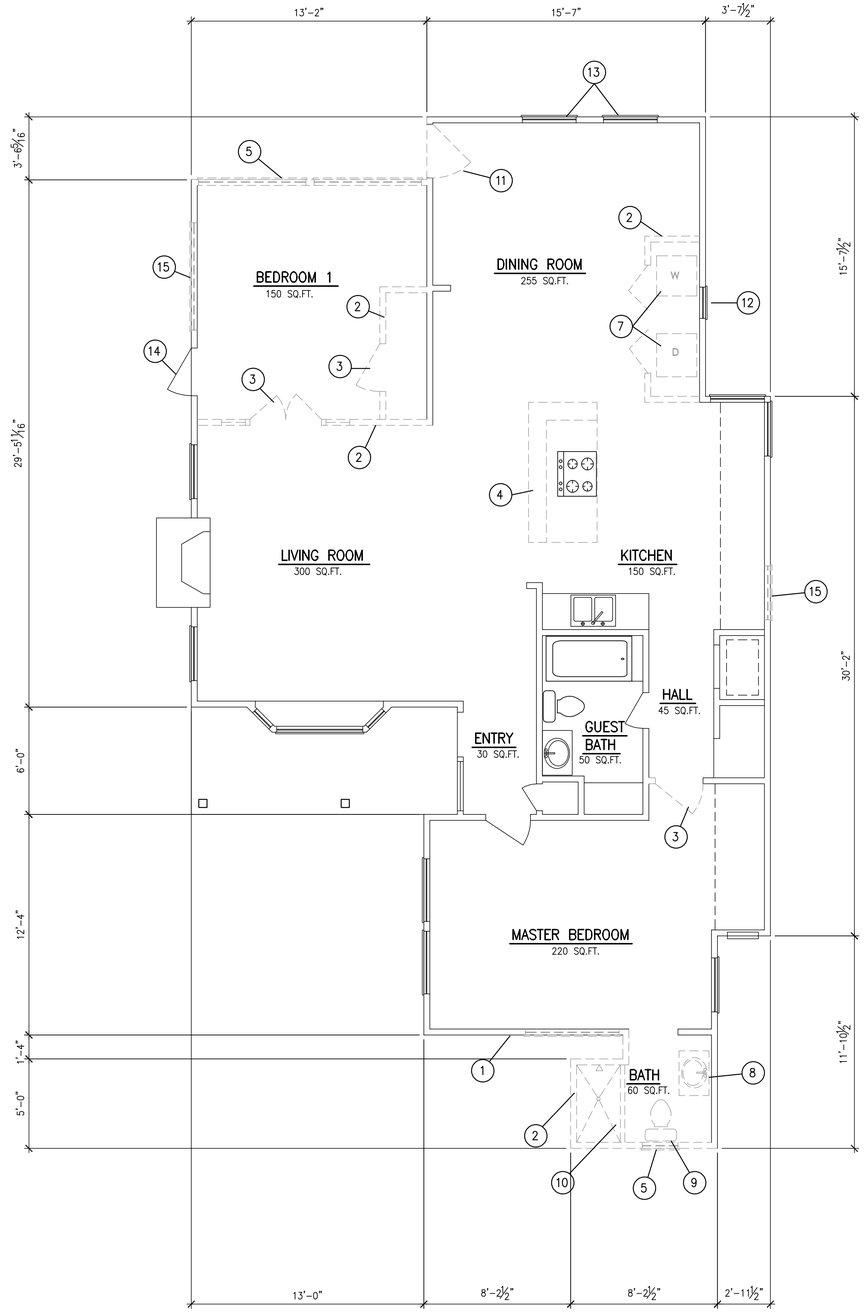
REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET

A-1.0



INDEX

1. IN FILL EXISTING OPENING WITH 2x STUDS @ 16"O.C. AND DRYWALL. MATCH EXISTING STUDS.
2. REMOVE EXISTING WALL AND FRAMING
3. REMOVE EXISTING DOOR AND FRAME
4. RELOCATE EXISTING ISLAND
5. REMOVE EXISTING WINDOW AND FRAME, WALL FRAMING.
6. REMOVE EXISTING WALK-IN SHOWER AND PLUMBING
7. REMOVE EXISTING WASHER AND DRYER AND PLUMBING
8. REMOVE EXISTING SINK AND PLUMBING
9. REMOVE EXISTING TOILET AND PLUMBING
10. REMOVE EXISTING SHOWER AND PLUMBING
11. EXISTING DOOR TO BE REMOVED AND FILL IN OPENING. DOOR TO BE REPURPOSED AT NORTH SIDE EXTERIOR DOORWAY. SEE ITEM 14.
12. REPLACE EXISTING WINDOW.
13. REMOVE AND REPLACE EXISTING WINDOW.
14. DOORWAY TO MOVE 16 INCHES TO THE WEST PER SHEET A-2.0
15. REMOVE EXISTING WINDOW AND FRAME, INFILL EXISTING WINDOW 2x STUDS @ 16"O.C. AND DRYWALL, MATCH EXISTING STUDS AND NEW FINISH

NOTE:
1. REPLACE EXISTING EXTERIOR FINISH PER ELEVATIONS SHEET A3.2

EXISTING / DEMO FLOOR PLAN - HOUSE

SCALE: 1/4"=1'-0"

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		Planning Department Revisions
1	3/24/2026	

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

EXISTING / DEMO PLAN

REMODEL

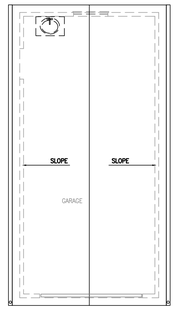
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

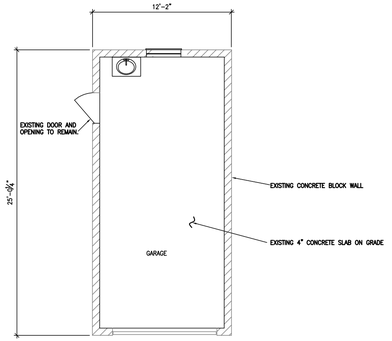
SHEET

A-1.1



EXISTING ROOF PLAN - GARAGE

SCALE:
1/4"=1'-0"



EXISTING FLOOR PLAN - GARAGE

SCALE:
1/4"=1'-0"

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

DESIGNED:	
DRAWN:	LL
CHECKED:	KT
DATE:	07/28/2025
SCALE:	AS NOTED

NO.	DATE	REVISIONS
1	3/24/2026	Planning Department Revisions
2		
3		
4		
5		
6		
7		

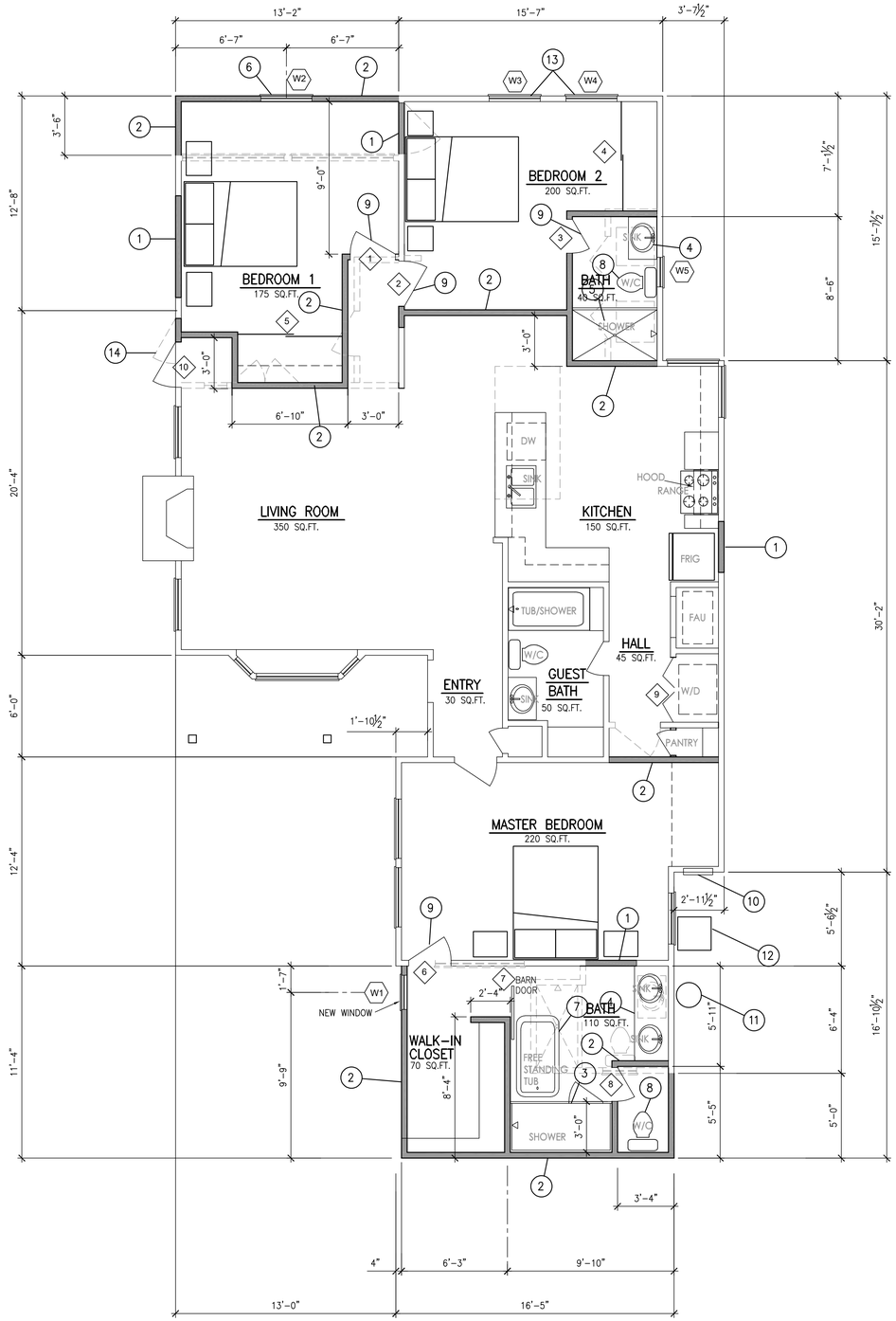
EXISTING AND DEMO PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET
A-1.2



PROPOSED FLOOR PLAN

SCALE:
1/4"=1'-0"

INDEX

1. REMOVE EXISTING DOOR AND IN FILL EXISTING OPENING WITH 2x4 STUDS @ 16"O.C. AND DRYWALL. MATCH EXISTING. RELOCATE EXISTING DOOR TO NORTH EXTERIOR SIDE OF HOME AS DOOR NUMBER 10 AS SHOWN IN INDEX ITEM 14.
2. NEW 2x4 STUDS @ 16"O.C. WITH NEW DRYWALL AND FINISH TO MATCH EXISTING
3. NEW WALK-IN SHOWER
4. NEW SINK/VANITY 24"
5. NEW TUB/SHOWER COMBO
6. NEW WINDOW AND FRAME
7. NEW STAND ALONE TUB
8. NEW TOILET AND PLUMBING
9. NEW DOOR AND FRAME
10. ELECTRICAL PANEL
11. EXISTING WATER HEATER TO BE REPLACED IN SAME LOCATION.
12. EXISTING HVAC CONDENSER TO BE REPLACED IN SAME LOCATION.
13. EXISTING WINDOWS TO BE REPLACED. SEE WINDOW SCHEDULE.
14. EXISTING DOORWAY TO BE MOVED 16 INCHES TO THE WEST AS SHOWN. DOOR 10 USED FOR THIS OPENING IS REPURPOSED FROM THE LOCATION DENOTED BY INDEX ITEM 1.

NOTES:
1. ALL NEW PLUMBING FIXTURES SHALL BE WATER CONSERVING PLUMBING FIXTURES.
2. EXISTING FIRST FLOOR SLAB IS 4" CONCRETE SLAB ON GRADE (NON-POST-TENSION)
3. ALL EXISTING DOORS AND WINDOWS WILL REMAIN UNLESS NOTED DEMOLISHED OR RELOCATED.
4. FOR DOOR AND WINDOW SCHEDULES SEE SHEET A5.0

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		Planning Department Revisions
1	3/24/2026	

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

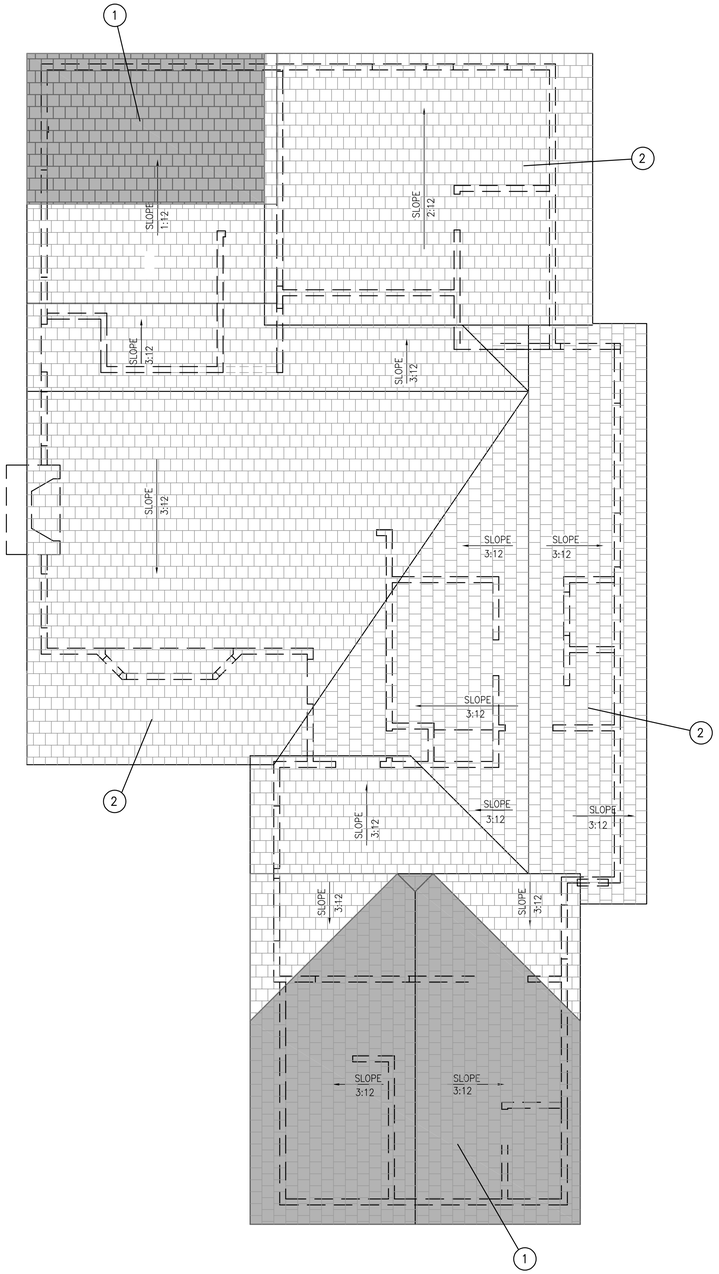
PROPOSED FLOOR PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET
A-2.0



PROPOSED ROOF PLAN

SCALE:
1/4"=1'-0"

INDEX

1. NEW ROOF FRAMING AND COMPO ROOF TO MATCH EXISTING
2. EXISTING ROOF TO REMAIN

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2	3/24/2026	Planning Department Revisions
1		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

PROPOSED ROOF PLAN

REMODEL

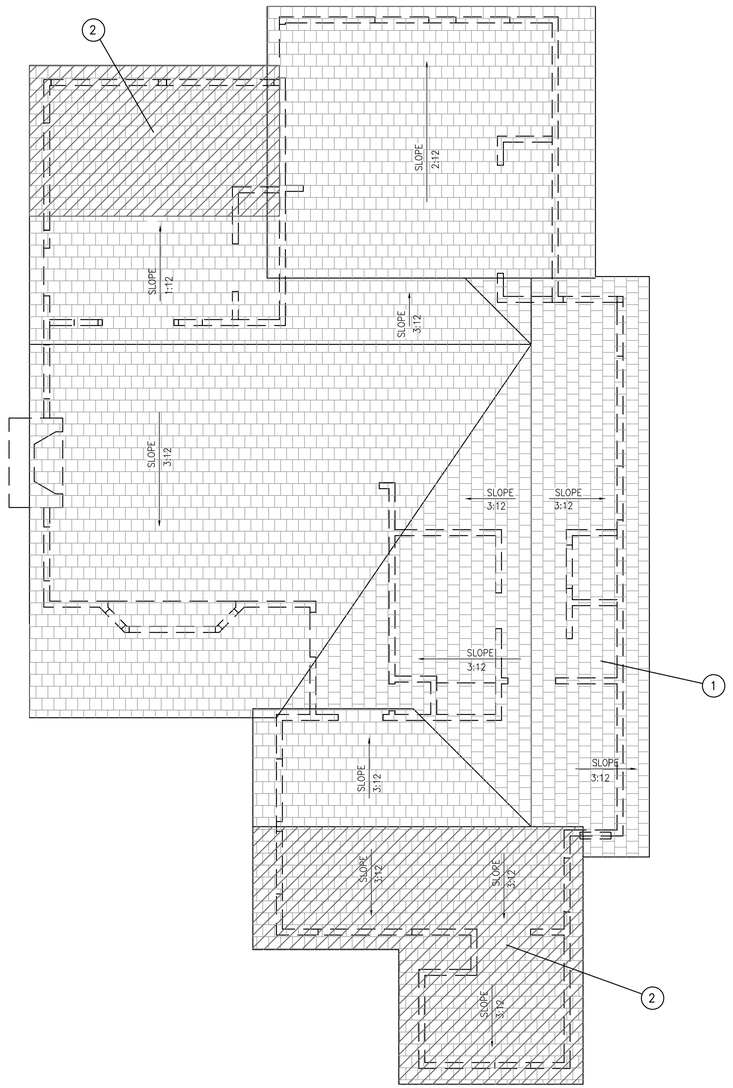
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET

A-2.1



EXISTING ROOF PLAN

SCALE:
1/4"=1'-0"

N

INDEX

1. EXISTING COMPO ROOF
2. THIS PORTION OF EXISTING ROOF TO BE REPLACED.

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		Planning Department Revisions
1	3/24/2026	

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

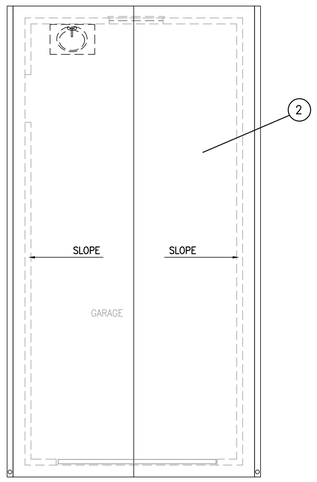
EXISTING ROOF PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

SHEET
A-2.2

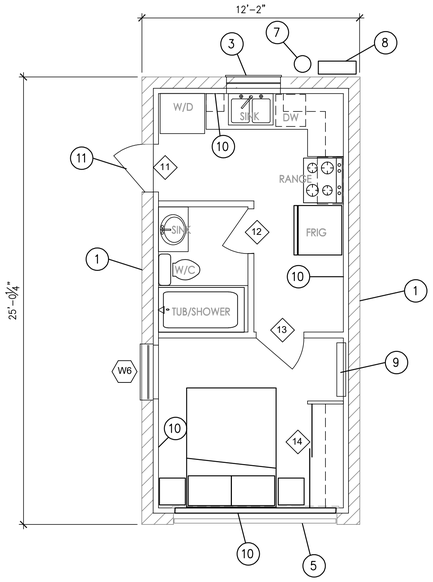


ROOF PLAN - ADU

SCALE:
1/4"=1'-0"

INDEX

1. EXISTING CONCRETE BLOCK WALL
2. EXISTING COMPO ROOF
3. EXISTING WINDOW
4. EXISTING DOOR
5. EXISTING GARAGE DOOR TO REMAIN AND PERMANENTLY ATTACHED TO NEW STUD WALL AS A FACADE.
6. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.
7. NEW WATER HEATER
8. NEW MINI SPLIT CONDENSER
9. NEW MINI SPLIT HVAC UNIT
10. NEW 2x4 STUDS @ 16"O.C. FURRING WALL
11. EXISTING EXTERIOR DOOR TO REMAIN.



NOTE: FOR DOOR AND WINDOW SCHEDULES SEE SHEET A5.0

PROPOSED FLOOR PLAN - ADU

SCALE:
1/4"=1'-0"

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2	3/24/2026	Planning Department Revisions
1	07/28/2025	

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

PROPOSED GARAGE/ADU PLANS

REMODEL

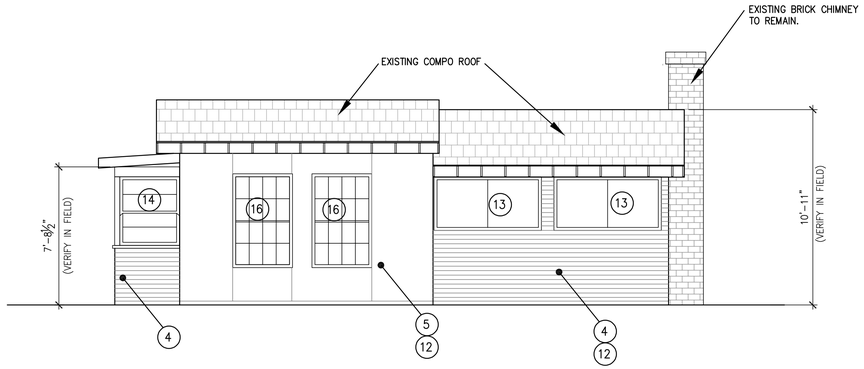
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

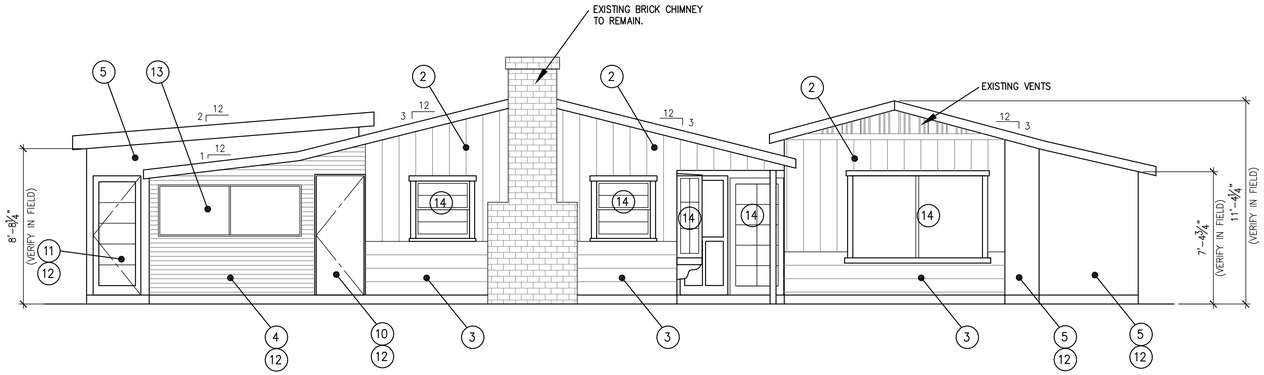
SHEET

A-2.3



EXISTING EAST ELEVATION - HOUSE

SCALE:
1/4"=1'-0"

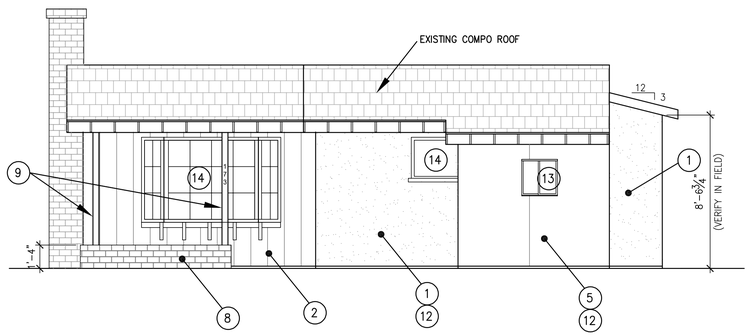


EXISTING NORTH ELEVATION - HOUSE

SCALE:
1/4"=1'-0"

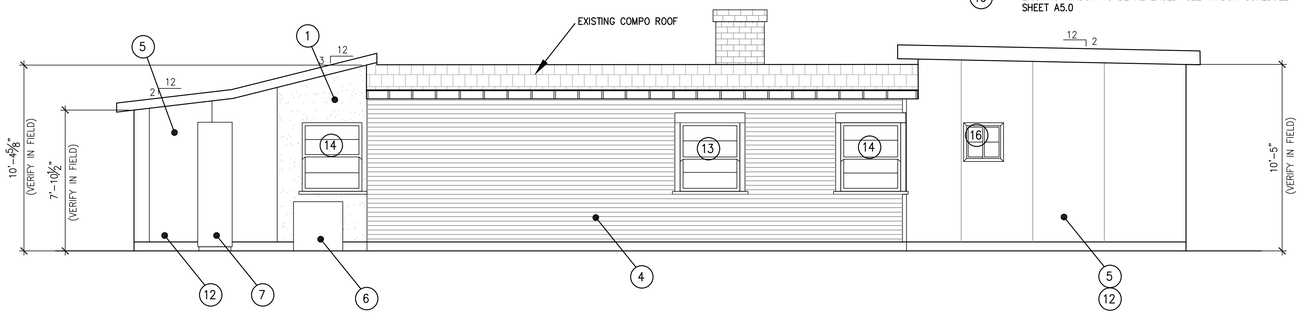
INDEX

1. EXISTING STUCCO FINISH
2. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.
3. EXISTING 9" HORIZONTAL WOOD SIDING. BOTTOM 3 FT. OF WALL.
4. EXISTING 3" HORIZONTAL WOOD SIDING.
5. EXISTING PLYWOOD SHEATHING SIDING.
6. EXISTING AC CONDENSER TO REMAIN.
7. EXISTING WATER HEATER TO REMAIN.
8. EXISTING BRICK PLANTER
9. EXISTING PORCH POSTS.
10. EXISTING DOOR TO BE MOVED
11. EXISTING DOOR TO BE RELOCATED
12. AREA TO BE DEMOLISHED OR REMODELED SEE DEMO PLAN SHEET A-1.1
13. EXISTING WINDOW TO BE REMOVED AND INFILL WALL
14. EXISTING WINDOW TO REMAIN
15. NEW WINDOW SEE FLOOR PLAN AND WINDOW SCHEDULE
16. EXISTING WINDOW TO BE REPLACED. SEE WINDOW SCHEDULE SHEET A5.0



EXISTING WEST ELEVATION - HOUSE

SCALE:
1/4"=1'-0"



EXISTING SOUTH ELEVATION - HOUSE

SCALE:
1/4"=1'-0"

REVISIONS			
NO.	DATE		
1	3/24/2026	Planning Department Revisions	
2			
3			
4			
5			
6			
7			

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

EXISTING ELEVATIONS - HOUSE

REMODEL

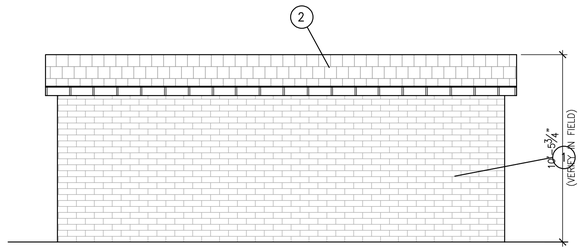
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

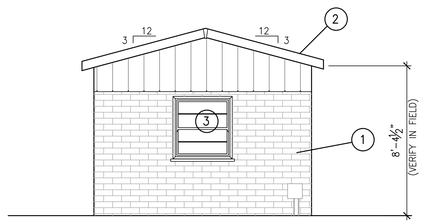
SHEET

A-3.0



EXISTING
SOUTH ELEVATION - GARAGE

SCALE:
1/4"=1'-0"

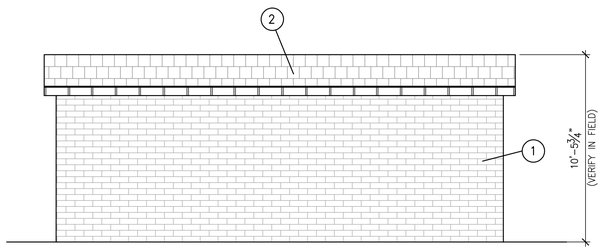


EXISTING
EAST ELEVATION - GARAGE

SCALE:
1/4"=1'-0"

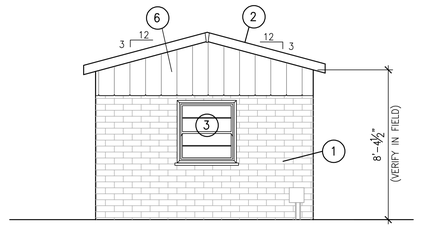
INDEX

1. EXISTING CONCRETE BLOCK WALL
2. EXISTING COMPO ROOF
3. EXISTING WINDOW TO REMAIN
4. EXISTING DOOR TO REMAIN
5. REUSE EXISTING GARAGE DOOR TO AFFIX TO THE EXTERIOR AS A FACADE.
6. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.



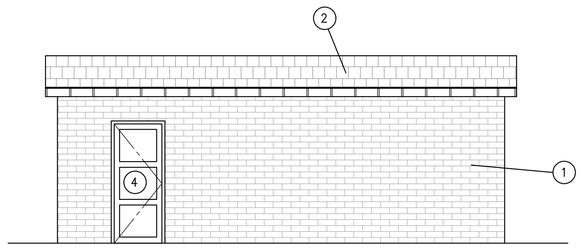
PROPOSED
SOUTH ELEVATION - ADU

SCALE:
1/4"=1'-0"



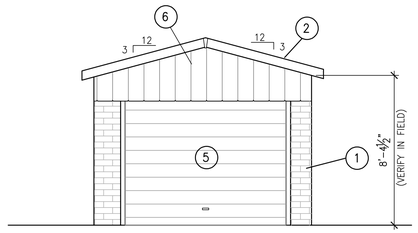
PROPOSED
EAST ELEVATION - ADU

SCALE:
1/4"=1'-0"



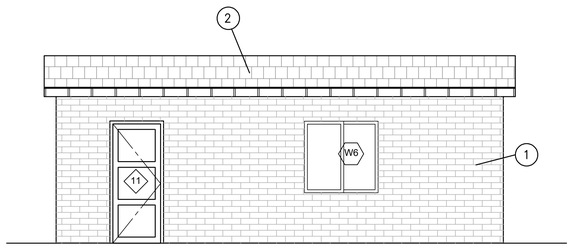
EXISTING
NORTH ELEVATION - GARAGE

SCALE:
1/4"=1'-0"



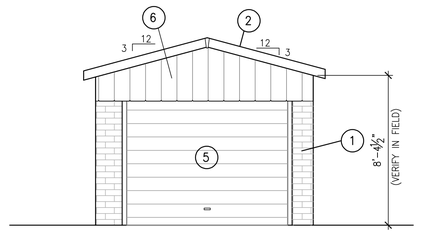
EXISTING
WEST ELEVATION - GARAGE

SCALE:
1/4"=1'-0"



PROPOSED
NORTH ELEVATION - ADU

SCALE:
1/4"=1'-0"



PROPOSED
WEST ELEVATION - ADU

SCALE:
1/4"=1'-0"

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2	3/24/2026	Planning Department Revisions
1		

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

EXISTING/PROPOSED ELEVATIONS - ADU

REMODEL

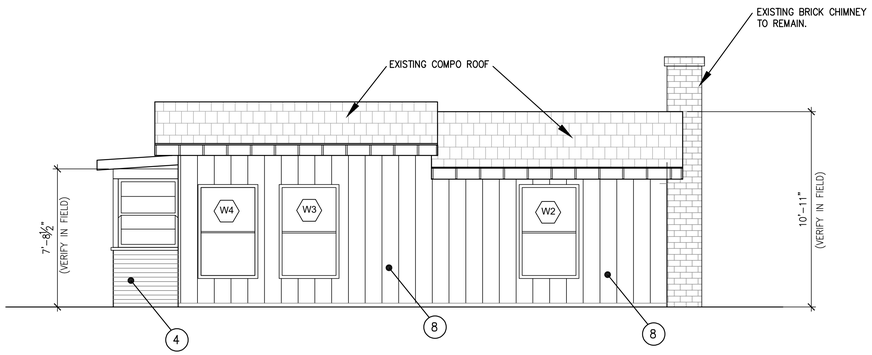
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

PERMIT :

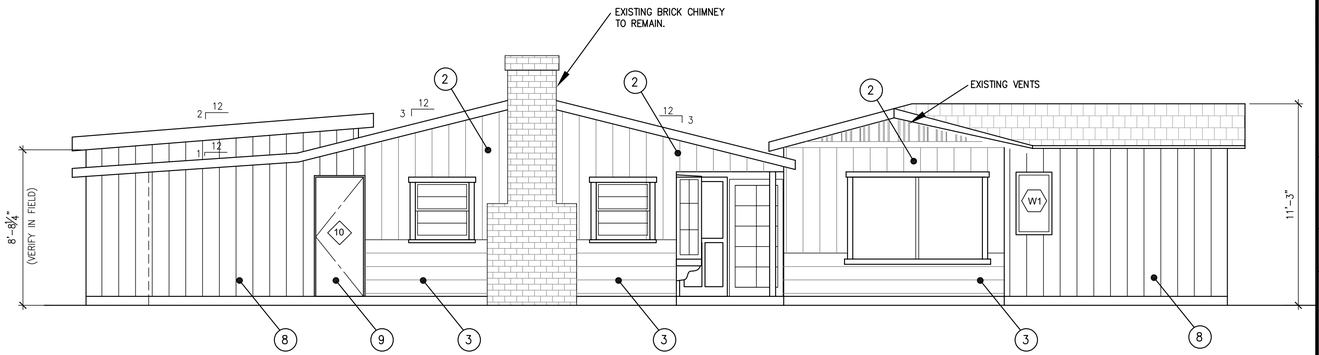
SHEET

A-3.1



EAST ELEVATION - HOUSE

SCALE:
1/4"=1'-0"

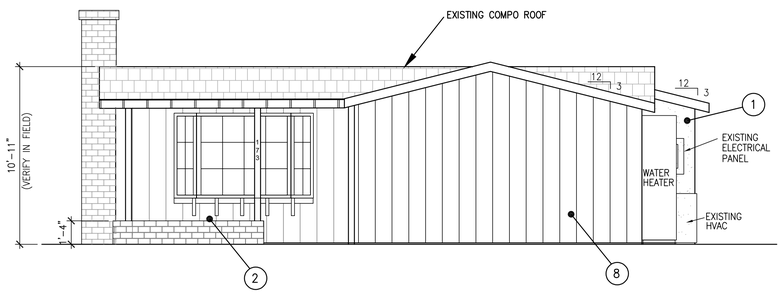


NORTH ELEVATION - HOUSE

SCALE:
1/4"=1'-0"

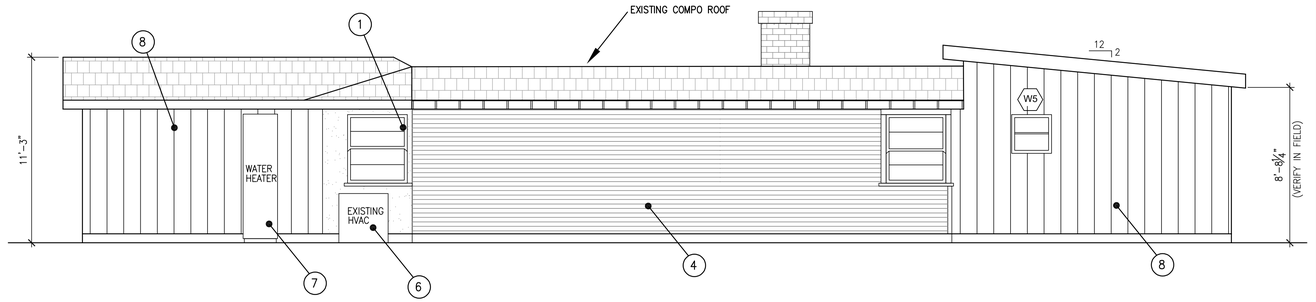
INDEX

1. EXISTING STUCCO FINISH TO REMAIN.
2. EXISTING FULL HEIGHT WOODEN VERTICAL SIDING 11¼" OFFSETS.
3. EXISTING 9" HORIZONTAL WOOD SIDING. BOTTOM 3 FT. OF WALL.
4. EXISTING 3" HORIZONTAL WOOD SIDING.
5. EXISTING PLYWOOD SHEATHING SIDING.
6. EXISTING AC CONDENSER TO REMAIN.
7. EXISTING WATER HEATER TO REMAIN.
8. NEW HARDIE PANEL SIDING CEDARMILL FINISH WITH SMOOTH VERTICAL BOARD AND BATTEN TRIM
9. RELOCATED EXTERIOR DOOR.



WEST ELEVATION - HOUSE

SCALE:
1/4"=1'-0"



SOUTH ELEVATION - HOUSE

SCALE:
1/4"=1'-0"

DESIGNED:	
DRAWN:	LL
CHECKED:	KT
DATE:	07/28/2025
SCALE:	AS NOTED

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1	3/24/2026	Planning Department Revisions

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

PROPOSED ELEVATIONS - HOUSE

REMODEL

173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :

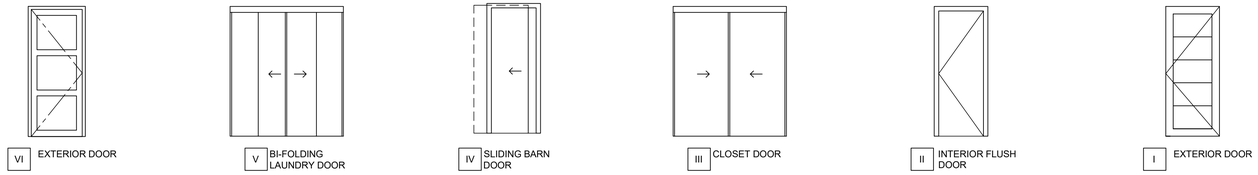
PERMIT :

SHEET

A-3.2

DOOR SCHEDULE

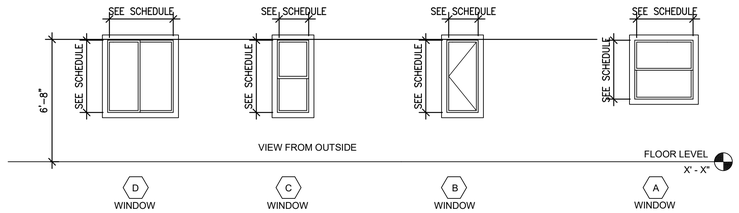
DOOR	LOCATION		DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THK	MATERIAL	MATERIAL CORE	GLAZING	TYPE	COMMENTS
1	BEDROOM #1		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
2	BEDROOM #2		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
3	BATHROOM		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
4	CLOSET		6' - 0"	6' - 8"	--	WD	HOL		III	CLOSET DOOR
5	CLOSET		6' - 0"	6' - 8"	--	WD	HOL		III	CLOSET DOOR
6	BATHROOM		2' - 6"	6' - 8"	1 3/8"	WD	HOL		II	
7	BATHROOM		3' - 0"	6' - 8"	1 3/8"	WD	HOL		IV	SLIDING BATHROOM BARN DOOR
8	BATHROOM		2' - 6"	6' - 8"	1 3/8"	WD	HOL		II	
9	LAUNDRY		6' - 0"	6' - 8"	--	WD	HOL		V	BI-FOLDING
10	EXT DOOR		2' - 6"	6' - 8"	1 3/4"	WD	SOLID		I	EXISTING EXTERIOR DOOR RELOCATED FROM EAST SIDE OF HOME. DOORWAY TO BE MOVED 16" TO WEST, SEE PLAN SHEET A-2.0.
11	EXT DOOR ADU		2' - 8"	6' - 8"	1 3/4"	WD	SOLID		VI	RE-USE EXISTING EXTERIOR DOOR, CLEANED AND PAINTED
12	BATHROOM ADU		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
13	BEDROOM ADU		2' - 8"	6' - 8"	1 3/8"	WD	HOL		II	
14	CLOSET ADU		6' - 0"	6' - 8"	--	WD	HOL		III	CLOSET DOOR



DOOR SCHEDULE — SCALE: NO SCALE — 1

WINDOW SCHEDULE

WINDOW	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	FINISH	GLAZING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	COMMENTS
W1	2' - 0"	4' - 0"	B	FG		DUAL				MILGARD PICTURE WINDOW-WHITE NEWLY PROPOSED WINDOW. DOES NOT REPLACE AN EXISTING WINDOW.
W2	3' - 6"	5' - 4"	C	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE - REPLACES TWO POOR CONDITION EXISTING HALF VENT, HORIZONTAL SLIDING, METAL FRAMED WINDOWS
W3	3' - 6"	5' - 4"	C	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE - REPLACES EXISTING FIXED PANE, VINYL WINDOW IN SAME OPENING. NEW WINDOW FOR EGRESS REQUIREMENT.
W4	3' - 6"	5' - 4"	C	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE - REPLACES EXISTING FIXED PANE, VINYL FRAMED WINDOW IN SAME OPENING. NEW WINDOW FOR EGRESS REQUIREMENT.
W5	2' - 0"	2' - 0"	A	FG		DUAL				MILGARD SINGLE HUNG WINDOW-WHITE - REPLACES POORLY FUNSTIONING EXISTING HALF VENT, HORIZONTAL SLIDING VINYL WINDOW.
W6	4' - 0"	4' - 0"	D	FG		DUAL				MILGARD EGRESS WINDOW-WHITE - NEWLY PROPOSED WINDOW FOR EGRESS REQUIREMENT. DOES NOT REPLACE AN EXISTING WINDOW.



WINDOW SCHEDULE — SCALE: NO SCALE — 2

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		Planning Department Revisions
1	3/24/2026	

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

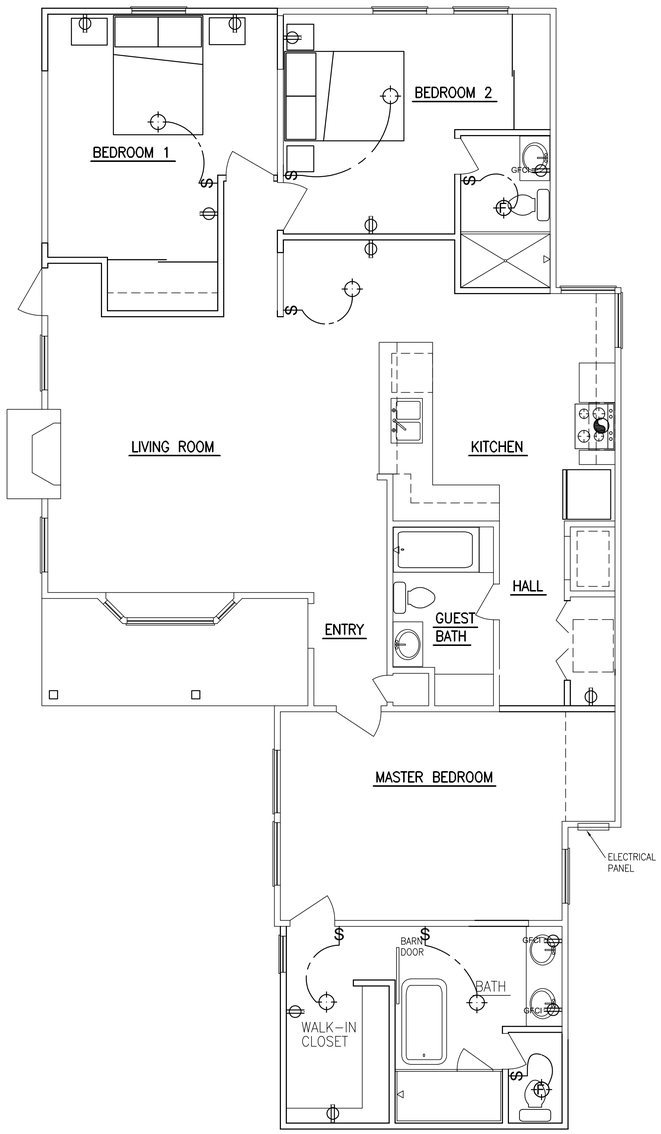
PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

DOOR AND WONDOW SCHEDULES

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :
PERMIT :

SHEET
A-5.0



PROPOSED ELECTRICAL FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTE:
-SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVE ALL OTHER ALARMS IN THE DWELLING UNIT.
-STAIRWAYS WITHIN DWELLING UNITS AND EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL IN TREADS RUNS OF NOT LESS THAN 1 FOOT-CANDLE.
-LIGHTING IN BATHROOMS, LAUNDRY ROOMS, & UTILITY ROOMS SHALL ALL OBTAIN LUMINAIRES THAT ARE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
-OTHER ROOMS SHALL OBTAIN LUMINAIRES THAT ARE HIGH EFFICACY OR ARE CONTROLLED BY AN OCCUPANT SENSOR. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
-HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
-NON-HIGH EFFICACY LUMINAIRES MUST BE SWITCHED ON A SEPERATE CIRCUIT FROM HIGH EFFICACY LUMINAIRES.
-OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AB ARC-FAULT CIRCUIT INTERRUPTER(S). NEC 210-12. THE REQUIREMENT IS FOR THE ENTIRE CIRCUIT, NOT JUST THE OUTLETS.

SYMBOL LEGEND

ELECTRICAL OUTLET	WALL SWITCH
GFCI ELECTRICAL OUTLET	LIGHT FIXTURE
D DIMMER WALL SWITCH	WALL HUNG LIGHT FIXTURE
3 3-WAY WALL SWITCH	COMBO FLOURESCENT LIGHT & HEATER
M WIRED/BATTERY CORBON MONOXIDE DETECTOR	EXHUST FAN
	S WIRED/BATTERY SMOKE DETECTOR
RANGE HOOD AND SWITCH	EXHUST FAN WITH LIGHT

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		Planning Department Revisions
1	3/24/2026	

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

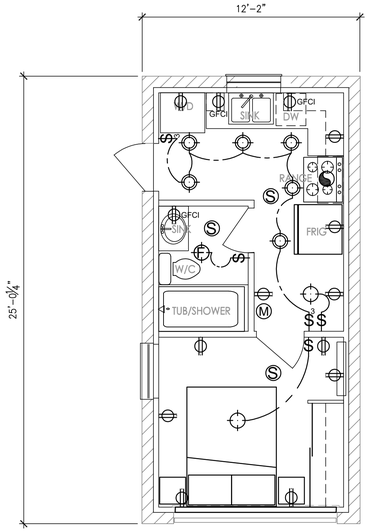
PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

PROPOSED ELECTRICAL FLOOR PLAN

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :
PERMIT :

SHEET
E-2.0



PROPOSED ELECTRICAL FLOOR PLAN - ADU

SCALE:
1/4"=1'-0"

NOTE:
-SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVE ALL OTHER ALARMS IN THE DWELLING UNIT.
-STAIRWAYS WITHIN DWELLING UNITS AND EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL IN TREADS RUNS OF NOT LESS THAN 1 FOOT-CANDLE.
-LIGHTING IN BATHROOMS, LAUNDRY ROOMS, & UTILITY ROOMS SHALL ALL OBTAIN LUMINAIRES THAT ARE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
-OTHER ROOMS SHALL OBTAIN LUMINAIRES THAT ARE HIGH EFFICACY OR ARE CONTROLLED BY AN OCCUPANT SENSOR. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
-HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
-NON-HIGH EFFICACY LUMINAIRES MUST BE SWITCHED ON A SEPERATE CIRCUIT FROM HIGH EFFICACY LUMINAIRES.
-OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AB ARC-FAULT CIRCUIT INTERRUPTER(S). NEC 210-12. THE REQUIREMENT IS FOR THE ENTIRE CIRCUIT, NOT JUST THE OUTLETS.

SYMBOL LEGEND

ELECTRICAL OUTLET	WALL SWITCH
GFCI ELECTRICAL OUTLET	LIGHT FIXTURE
D DIMMER WALL SWITCH	WALL HUNG LIGHT FIXTURE
3 3-WAY WALL SWITCH	COMBO FLOURESCENT LIGHT & HEATER
M WIRED/BATTERY CORBON MONOXIDE DETECTOR	F EXHUST FAN
RANGE HOOD AND SWITCH	S WIRED/BATTERY SMOKE DETECTOR

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1	3/24/2026	Planning Department Revisions

DESIGNED:
DRAWN: LL
CHECKED: KT
DATE: 07/28/2025
SCALE: AS NOTED

PLANS PREPARED BY:
LLEWIS CAD SERVICES
7320 HAWTHORN AVE.
UNIT 224
LOS ANGELES, CA 90046

PROPOSED ELECTRICAL FLOOR PLAN - ADU

REMODEL
173 WAVERLY ST.
ORANGE, CALIFORNIA 92866

PLAN CHECK :
PERMIT :

SHEET
E-2.1

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

Primary #
HRI # 112588
Trinomial ORA
NRHP Status Code 6Z
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) WAVERLY_N_173__APN_386-062-03

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 173 - N WAVERLY ST , # **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**

1946 c

☐ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

April, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

***Required Information**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI # 112588
*NRHP Status Code 6Z

***Resource Name or #:** (Assigned by Recorder) WAVERLY_N_173__APN_386-062-03

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Minimal Traditional

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1946 c ☐ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Postwar Development (c. 1945-1975) **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Minor and reversible or appropriate changes to original structure.

Site Integrity:

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News. Arial photo (1938).

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: Not previously surveyed.
Style previously noted in 1991 Survey as: Gable Roof Cottage.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

***Resource Name or #:** (Assigned by Recorder) WAVERLY_N_173__APN_386-062-03

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LDR **# of Buildings:** 1

Planning Zone: R-1-6 **# of Stories:** 1

Lot Acre: 0.1584 **# of Units:** 1

Principal Building Sqft: 1144

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

Agenda Item

Design Review Committee

Item #: 4.3. 5/20/2026 **File #:** 26-0292

TO: **Chair and Members of the Design Review Committee**

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Alyssa Jurkevics, Planning Technician**

1. SUBJECT

A request to demolish an existing garage and an adjacent accessory structure and construct a new detached two car garage at the rear of a residential single-family residence designated as a contributor property in the Old Towne Orange Historic District, located at 220 S. Orange Street (Design Review No.25-0175).

2. SUMMARY

A proposal to demolish an existing 338-square-foot detached garage and adjacent 171-square-foot accessory structure, and to construct a new 412-square-foot detached two car garage on a property designated as a contributor to the Old Towne Historic District.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0175.

4. BACKGROUND INFORMATION

Applicant: Douglas Ely

Owner: Kevin Purvis

Property Location: 220 S. Orange Street

General Plan Designation: Low Density Residential 2-6 du/ac

Zoning Classification: Single Family Residential 6,000 square feet (R1-6)

Existing Development: Single-Family Residence

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

A proposal to demolish an existing 338-square-foot detached garage and an adjacent 171-square-foot accessory structure, and to construct a new 412-square-foot detached two-car garage located at the northwest corner of the property. The new garage will feature horizontal wood siding, graphite asphalt shingles, and a custom wood sectional garage door with a stained wood finish.

6. EXISTING SITE

The site is developed with a one-and-a-half story, 2,009-square-foot Craftsman style residence with a rectangular footprint, a detached garage accessed by a shared driveway, and a detached ancillary building. The one-and-a-half story house has a side gable roof with deep overhanging eaves, exposed rafter tails, brackets, and asphalt shingle roofing. The existing garage, located northwest corner of the parcel, has a rectangular footprint and a side gable roof clad in asphalt shingles. The detached ancillary building which is adjacent to the rear façade of the main residence and has a utilitarian design with no style expressed.

7. EXISTING AREA CONTEXT

The subject property is located on the west side of the 200 block of S. Orange Street between E. Almond Avenue and E. Washington Avenue. The zoning on the west side of S. Orange Street is R-1-6, and the zoning on the east side of the street is Multi-Family Residential (R-4). All the properties except for one on the west side of the 200 block of S. Orange Street are contributing properties to the Historic District. The west side of the 200 block of S. Orange Street also has all properties, except for one, designated as contributors to the Old Towne Orange District. All the properties on the 200 block of S. Orange St. are used as single-family homes with the exception of 233 S. Orange St. being used as a 9-unit one-story bungalow court development.

8. ANALYSIS OF THE PROJECT

The original design of the property included a shared driveway and a two-bay garage structure that extended onto the northern neighboring property at 212 S. Orange Street. The main residence was constructed in 1911, and it is assumed the existing garage was constructed at the same time as the main residence. The main residence and garage are depicted on the 1922 Sanborn map; however, no ancillary structure is shown. According to the historic assessment, the detached ancillary building first appears in a 1953 aerial photograph, located behind the residence in its current position. The assessment concludes that because the structure is absent from the 1922 and 1950 Sanborn Fire Insurance maps, as well as from aerial photographs prior to 1940, and only appears in the 1953 imagery, it was constructed outside the district’s period of significance and is therefore not considered a character-defining feature of the property. Although the ancillary structure incorporates elements such as exposed rafter tails and horizontal clapboard siding, its overall architectural expression lacks the defining decorative features necessary to classify it as Craftsman in style or to demonstrate a strong architectural relationship with the primary residence.

The historic assessment report states the existing garage is modest in design and lacks Craftsman style features. In contrast to the main residence’s horizontal siding, the garage’s exterior walls are clad in vertical wood siding of different types and dimensions. Additionally, the historic assessment concludes that the existing garage no longer retains integrity of design, as the original configuration included a shared wall with the adjacent garage. Building permit records indicate that a portion of the shared garage was demolished in 1996, and a new garage has since been constructed on the northern neighboring property. The remaining southern portion of the former shared garage on the subject property has been altered over time, resulting in a loss of its original integrity. The assessment further notes that the existing garage did not historically include a north exterior wall with an overhanging eave during the district’s period of significance. In addition, a portion of the north half

of the rear (west) façade appears to have been removed and replaced with a new exterior wall, resulting in a slight expansion of the interior space.

Furthermore, the two vehicular openings and associated doors on the primary (east) façade are inconsistent in size, proportion, and detailing. The southern bay opening is smaller than the northern bay, exposing a portion of the façade's flush vertical wood board siding; however, the wood boards on the south garage doors do not align with the adjacent siding. According to the report, no permits, historic photographs, or other documentation have been identified to determine which bay reflects the original configuration or when these alterations occurred. The project proposes the demolition of the existing 338-square-foot garage and 171-square-foot ancillary building, based on the determination that neither structure qualifies as a character-defining feature of the contributing property.

The proposal includes construction of a new two-bay garage in the same general location as the existing garage. The new garage would be approximately 412 square feet in area and 10 feet in height, and would maintain a similar orientation, massing, and roof form to the original garage. The design incorporates modest overhanging eaves, exposed fascia, and simple wood detailing intended to complement the historic materials and proportions of the main residence.

The proposed project is consistent with all applicable zoning and development code requirements. Pursuant to Orange Municipal Code Section 17.10.090 "the demolition review process has been established to preserve the integrity of the City's cultural and architectural history." Pursuant to pages 9 and 10 of the Historic Preservation Design Standards the DRC is the final deciding body.

Staff recommends approval of the project with the included conditions of approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project involves the construction of a new private garage, which is considered a small accessory structure appurtenant to a residential use.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

The proposed project adheres to all of the relevant guidelines for new garages and accessory structures in the Historic Preservation Design Standards for Old Towne Orange. The new garage would have the same rectangular form and gable roof profile as is typical of the historic garages found in the historic district. Additionally, the new garage would have two single-bay doors rather than one double-bay door. The design also gives the impression of paired doors similar to garages found in the historic district.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).

   Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. There are no changes proposed to the historic main residence. The construction of the new detached garage would not impair the essential form and integrity of the historic property.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

   The new garage is in compliance with the Historic Preservation Design Standards for Old Towne Orange related to the construction of a new 2-car enclosed garage. There will be two one-car garage door bays with wood sectional garage doors with vertical siding in respect of the existing doors to the original structure. The garage structure will be a larger footprint than the existing structure to meet the standards of the Orange Municipal Code for an enclosed garage and will have a similar appearance of the previous original structure.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped received May 7, 2026, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and

determination.

2. The applicant agrees, as a condition of City's approval of PA25-0175, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060

14. ATTACHMENTS

- Attachment 1 Vicinity Map

- Attachment 2 DPR Form
- Attachment 3 Project Plans
- Attachment 4 Historic Assessment Report
- Attachment 5 1922 & 1950 Sanborn Map

Agenda Item

Design Review Committee

Item #: 4.3. 5/20/2026 **File #:** 26-0292

TO: **Chair and Members of the Design Review Committee**

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Alyssa Jurkevics, Planning Technician**

1. SUBJECT

A request to demolish an existing garage and an adjacent accessory structure and construct a new detached two car garage at the rear of a residential single-family residence designated as a contributor property in the Old Towne Orange Historic District, located at 220 S. Orange Street (Design Review No.25-0175).

2. SUMMARY

A proposal to demolish an existing 338-square-foot detached garage and adjacent 171-square-foot accessory structure, and to construct a new 412-square-foot detached two car garage on a property designated as a contributor to the Old Towne Historic District.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0175.

4. BACKGROUND INFORMATION

Applicant: Douglas Ely

Owner: Kevin Purvis

Property Location: 220 S. Orange Street

General Plan Designation: Low Density Residential 2-6 du/ac

Zoning Classification: Single Family Residential 6,000 square feet (R1-6)

Existing Development: Single-Family Residence

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

A proposal to demolish an existing 338-square-foot detached garage and an adjacent 171-square-foot accessory structure, and to construct a new 412-square-foot detached two-car garage located at the northwest corner of the property. The new garage will feature horizontal wood siding, graphite asphalt shingles, and a custom wood sectional garage door with a stained wood finish.

6. EXISTING SITE

The site is developed with a one-and-a-half story, 2,009-square-foot Craftsman style residence with a rectangular footprint, a detached garage accessed by a shared driveway, and a detached ancillary building. The one-and-a-half story house has a side gable roof with deep overhanging eaves, exposed rafter tails, brackets, and asphalt shingle roofing. The existing garage, located northwest corner of the parcel, has a rectangular footprint and a side gable roof clad in asphalt shingles. The detached ancillary building which is adjacent to the rear façade of the main residence and has a utilitarian design with no style expressed.

7. EXISTING AREA CONTEXT

The subject property is located on the west side of the 200 block of S. Orange Street between E. Almond Avenue and E. Washington Avenue. The zoning on the west side of S. Orange Street is R-1-6, and the zoning on the east side of the street is Multi-Family Residential (R-4). All the properties except for one on the west side of the 200 block of S. Orange Street are contributing properties to the Historic District. The west side of the 200 block of S. Orange Street also has all properties, except for one, designated as contributors to the Old Towne Orange District. All the properties on the 200 block of S. Orange St. are used as single-family homes with the exception of 233 S. Orange St. being used as a 9-unit one-story bungalow court development.

8. ANALYSIS OF THE PROJECT

The original design of the property included a shared driveway and a two-bay garage structure that extended onto the northern neighboring property at 212 S. Orange Street. The main residence was constructed in 1911, and it is assumed the existing garage was constructed at the same time as the main residence. The main residence and garage are depicted on the 1922 Sanborn map; however, no ancillary structure is shown. According to the historic assessment, the detached ancillary building first appears in a 1953 aerial photograph, located behind the residence in its current position. The assessment concludes that because the structure is absent from the 1922 and 1950 Sanborn Fire Insurance maps, as well as from aerial photographs prior to 1940, and only appears in the 1953 imagery, it was constructed outside the district’s period of significance and is therefore not considered a character-defining feature of the property. Although the ancillary structure incorporates elements such as exposed rafter tails and horizontal clapboard siding, its overall architectural expression lacks the defining decorative features necessary to classify it as Craftsman in style or to demonstrate a strong architectural relationship with the primary residence.

The historic assessment report states the existing garage is modest in design and lacks Craftsman style features. In contrast to the main residence’s horizontal siding, the garage’s exterior walls are clad in vertical wood siding of different types and dimensions. Additionally, the historic assessment concludes that the existing garage no longer retains integrity of design, as the original configuration included a shared wall with the adjacent garage. Building permit records indicate that a portion of the shared garage was demolished in 1996, and a new garage has since been constructed on the northern neighboring property. The remaining southern portion of the former shared garage on the subject property has been altered over time, resulting in a loss of its original integrity. The assessment further notes that the existing garage did not historically include a north exterior wall with an overhanging eave during the district’s period of significance. In addition, a portion of the north half

of the rear (west) façade appears to have been removed and replaced with a new exterior wall, resulting in a slight expansion of the interior space.

Furthermore, the two vehicular openings and associated doors on the primary (east) façade are inconsistent in size, proportion, and detailing. The southern bay opening is smaller than the northern bay, exposing a portion of the façade's flush vertical wood board siding; however, the wood boards on the south garage doors do not align with the adjacent siding. According to the report, no permits, historic photographs, or other documentation have been identified to determine which bay reflects the original configuration or when these alterations occurred. The project proposes the demolition of the existing 338-square-foot garage and 171-square-foot ancillary building, based on the determination that neither structure qualifies as a character-defining feature of the contributing property.

The proposal includes construction of a new two-bay garage in the same general location as the existing garage. The new garage would be approximately 412 square feet in area and 10 feet in height, and would maintain a similar orientation, massing, and roof form to the original garage. The design incorporates modest overhanging eaves, exposed fascia, and simple wood detailing intended to complement the historic materials and proportions of the main residence.

The proposed project is consistent with all applicable zoning and development code requirements. Pursuant to Orange Municipal Code Section 17.10.090 "the demolition review process has been established to preserve the integrity of the City's cultural and architectural history." Pursuant to pages 9 and 10 of the Historic Preservation Design Standards the DRC is the final deciding body.

Staff recommends approval of the project with the included conditions of approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project involves the construction of a new private garage, which is considered a small accessory structure appurtenant to a residential use.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

The proposed project adheres to all of the relevant guidelines for new garages and accessory structures in the Historic Preservation Design Standards for Old Towne Orange. The new garage would have the same rectangular form and gable roof profile as is typical of the historic garages found in the historic district. Additionally, the new garage would have two single-bay doors rather than one double-bay door. The design also gives the impression of paired doors similar to garages found in the historic district.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).

   Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. There are no changes proposed to the historic main residence. The construction of the new detached garage would not impair the essential form and integrity of the historic property.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

   The new garage is in compliance with the Historic Preservation Design Standards for Old Towne Orange related to the construction of a new 2-car enclosed garage. There will be two one-car garage door bays with wood sectional garage doors with vertical siding in respect of the existing doors to the original structure. The garage structure will be a larger footprint than the existing structure to meet the standards of the Orange Municipal Code for an enclosed garage and will have a similar appearance of the previous original structure.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped received May 7, 2026, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and

determination.

2. The applicant agrees, as a condition of City's approval of PA25-0175, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060

14. ATTACHMENTS

- Attachment 1 Vicinity Map

- Attachment 2 DPR Form
- Attachment 3 Project Plans
- Attachment 4 Historic Assessment Report
- Attachment 5 1922 & 1950 Sanborn Map



City of Orange
Geographic Information System

Legend

- Parcels
- Subject Parcel
- C1
- C2
- OP
- PI
- R1-6
- R1-6 (SP)
- R3 (SP)
- R4
- RO
- OTMU-15(S)
- OTMU-15
- OTMU-24 (SP)

N W E S

0 100 200 Feet

5/11/2026

Source: City of Orange (2026)

Project Number: DRC 25-0175
Address: 220 S. Orange St.
Zoning: R1-6

220 S. ORANGE ST.

VICINITY MAP

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

Primary # 30-159080
HRI # 038446
Trinomial ORA
NRHP Status Code 1D
Other Listings:
Review Code: **Reviewer:** **Date:**

***Resource Name or #:** (Assigned by Recorder) ORANGE_S_220__APN_390-391-08

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 220 - S ORANGE ST ,# **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

A one and one-half story Craftsman house with a single-gable roof, side-facing gables and wide lap siding. A gable roof dormer on the front is ornamented with cross-ties on the bargeboard and ornamental purlins. The main roof extends forward to form the porch overhang supported by wide tapered piers. It appears that half of the porch has since been enclosed.

***P3b. Resource Attributes:** (List attributes and codes) (HP2)--Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**

1911

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**
April, 2005

***P10. Survey Type:** (Describe)
Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California - The Resources Agency **Primary #** 30-159080
DEPARTMENT OF PARKS AND RECREATION **HRI #** 038446
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 1D

***Resource Name or #:** (Assigned by Recorder) ORANGE_S_220__APN_390-391-08

B1. Historic Name: Judge Christian C. Stoner House

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Craftsman

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1911 ☑ Historic ☐ Prehistoric ☐ Both

It appears that half of the porch has since been enclosed.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

As of 1919 and perhaps earlier, the owner of the house was Judge Christian C. Stoner. Mr. Stoner was reared in Indiana and served in the Civil War. He taught school and was elected to the Kansas State Legislature later. He then became Justice of the Peace and a Probate Judge there. In 1919, he came to Orange and bought an orange grove near El Modena. He then became a City Trustee and Acting Mayor for four years.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

*Resource Name or #: (Assigned by Recorder) ORANGE_S_220__APN_390-391-08

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LDR **# of Buildings:**

Planning Zone: R-4 **# of Stories:** 2

Lot Acre: 0.1492 **# of Units:** 2

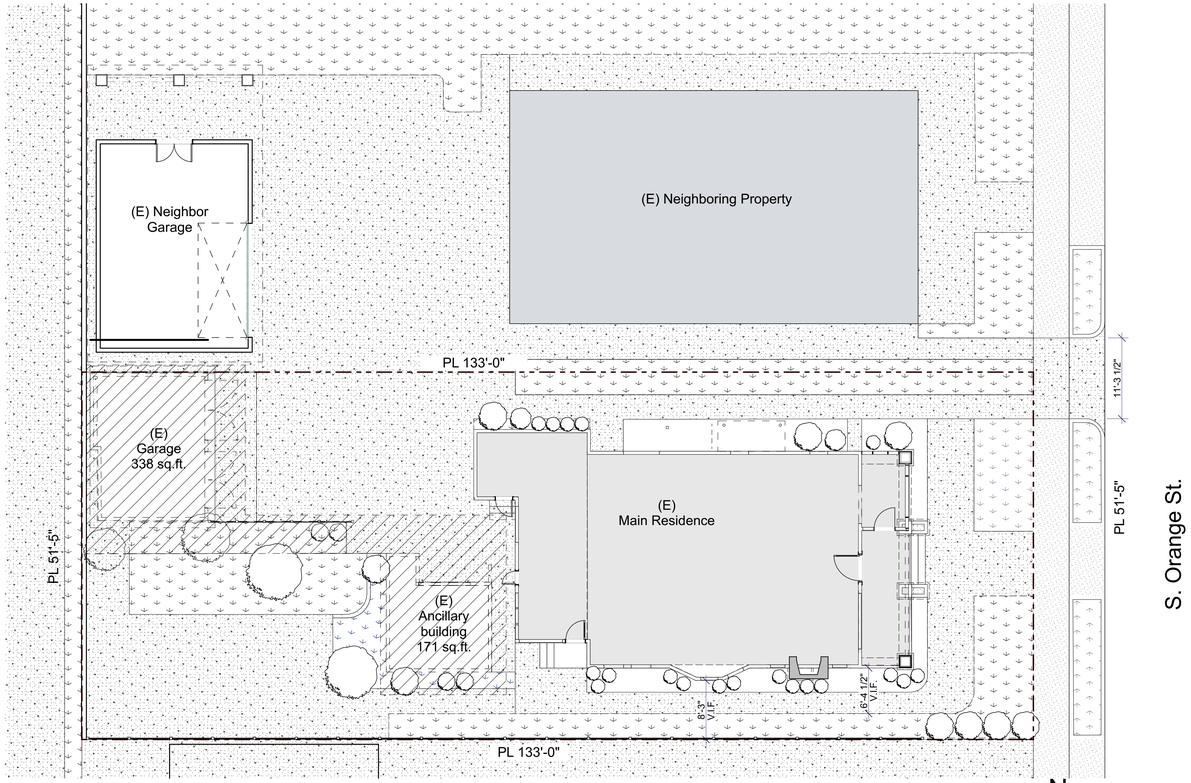
Principal Building Sqft: 2000



B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

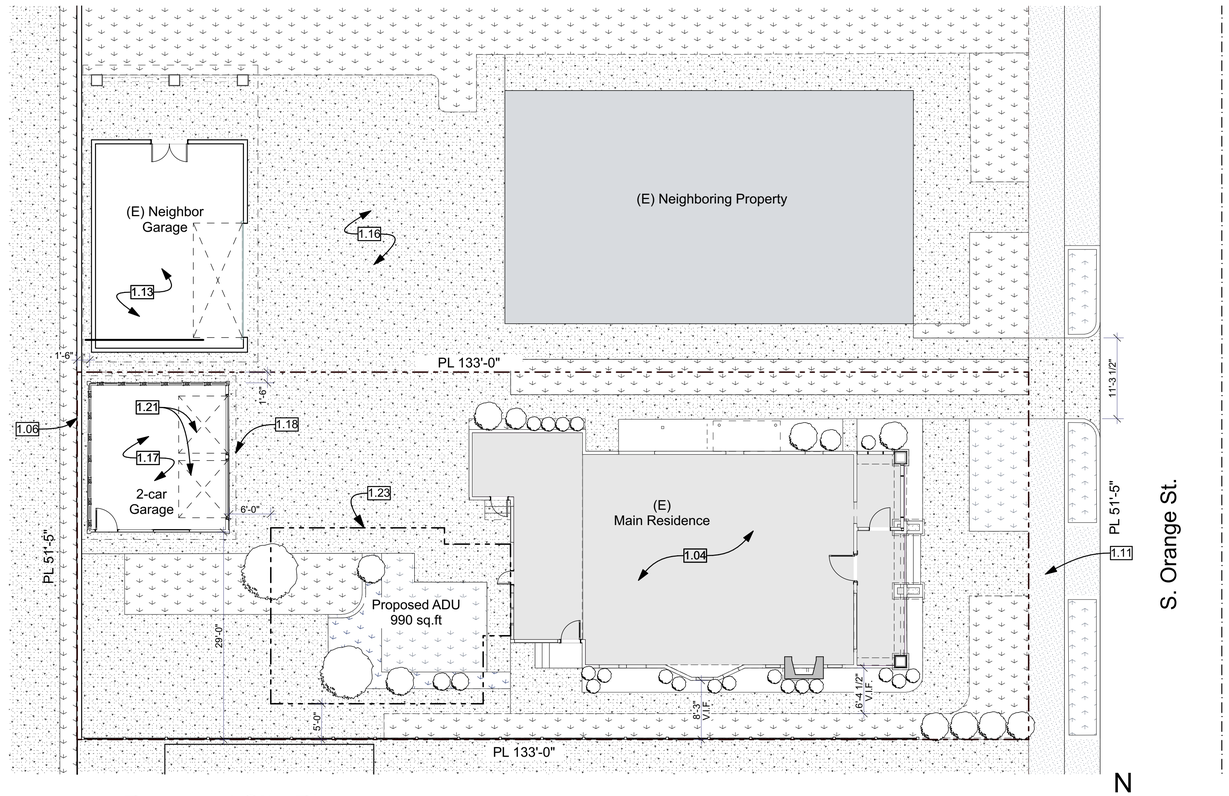
P3a. Description (Continued from Pg.1):



1 Existing/Demolition Site Plan

SCALE: 1" = 10'

0 5' 10' 20'



2 Proposed Site Plan

SCALE: 1" = 10'

0 5' 10' 20'

Site Plan Legend

- (E) Landscaping to remain.
- (E) Landscaping to be removed.
- (E) Concrete to remain.
- Property Line
- Proposed landscaping per owner direction.
- (E) Construction to be removed
- (E) Tree to remain.

Site Plan Keynotes

1.04	(E) Main residence, not in contract
1.06	(E) 6' high masonry wall to remain
1.11	(E) Conc. sidewalk at public right of way
1.13	(E) Adjacent garage on the neighboring property.
1.16	(E) Conc. driveway on neighboring property
1.17	Existing garage to be fully demolished and removed. Proposed new detached 2-car garage to be constructed, approx. 412 sq. ft., per plans
1.18	Proposed overhead 1'-0' roof overhang
1.21	(N) Overhead sectional door
1.23	Proposed ADU. This will be processed under seperate permit and is not included in the scope of this application.

Sheet Index

A-1.0	Existing Site Plan, Proposed Site Plan and Project Information
A-2.0	Existing and Proposed Floor and Roof Plan
A-3.0	Existing / Demolition Exterior Elevations
A-4.0	Proposed Exterior Elevations
A-4.1	Proposed Exterior Elevations
A-5.0	Proposed Garage Accessory Structure Details
A-6.0	Perspective Renderings
A-7.0	Existing Conditions Photographs
A-8.0	Materials and Color Board

Vincinity Map



Project Directory

OWNER:
Kevin Purvis
220 S. Orange St.
Orange, CA 92868
EMAIL: kevin.purvis@gmail.com
PHONE: (310) 433-1075

ARCHITECT:
DSEA Inc.,
143 S. Olive St.
Orange, CA 92868
OFFICE PHONE: (714) 639-3958
EMAIL: dely@dseainc.com
CONTACT: Douglas Ely

CONSULTANT:

Company	Page & Turnbull
Address	523 W. 6th Street, Suite 1013
City, County	Los Angeles, CA 90014
OFFICE PHONE:	(213) 221-1200
CONTACT:	Christina Dikas Brobst, Principal
EMAIL	dikas@page-turnbull.com
CONTACT	Stacy Kozakavich, Project Manager
EMAIL	kozakavich@page-turnbull.com
CONTACT	Amanda Commins, Cultural Resources Planner
EMAIL	commins@page-turnbull.com

Project Data (continue)

PROPOSED AREA:	Proposed Garage	412 sq.ft.
	(E) Residence	2,107 sq.ft.
	Total	2,519 sq.ft.
OPEN SPACE:	1,560 sq.ft. > 900 sq.ft.	
FLOOR / AREA RATIO:	2,519sq.ft. / 6,850 sq.ft.= .36	
LOT COVERAGE:	2,519 sq.ft. / 6,850 sq.ft.= .36	

Project Data (continue)

OWNER:	Purvis Residence	
APPLICANT:	DSE Architecture Inc. 143 S. Olive St. Orange, CA 92866 Contact: Doug Ely Phone: (714) 639-3958 Email: Dely@dseainc.com	
PROJECT ADDRESS:	220 S. Orange St. Orange, CA 92866	
PROJECT DESCRIPTION:	The proposed project involves the demolition of an existing substandard detached garage and adjacent ancillary building and the construction of a new two-car garage located within the Old Towne Orange Historic District. The existing garage is approximately 338 square feet in size and is considered a non-contributing structure to the historic character of the property. Due to its limited size and condition it is unable to accommodate a standard modern vehicle and does not meet the functional needs of the property. The replacement garage is proposed to be approximately 412 square feet and will be designed in compliance with the Old Towne Design Standards. The design will be consistent with the architectural character and historic context of the neighborhood and drivers it's style from the former garage which used to occupy this location before it was partially removed for the neighboring property to built their garage. This project aims to enhance the functionality of the property while respecting the historic integrity of the district. Several neighboring properties have undertaken similar garage replacements in past years, setting a local precedent for compatible upgrades.	
APN#:	390-391-08	
ZONE:	R-1-6	
EXISTING LOT AREA:	6,838 sq. ft.	
PROPOSED USE:	No change to existing use	
OCCUPANCY GROUP:	R-3	
CONSTRUCTION TYPE:	V8 (Non-Sprinklered)	
PARKING:	(2) Enclosed garage parking spaces	
STORIES:	(E) (1 -1/2) Story Residence Proposed Accessory Unit: (1) Story	
EXISTING AREA:	(E) 1st Floor Residence	1,239 sq.ft.
	(E) 2nd Floor Residence	868 sq.ft.
	(E) Ancillary building	171 sq. ft.
	(E) Garage	338 sq.ft.
	Total	2,616 sq.ft.

DSEA
ARCHITECTURE | PLANNING | 3D MODELING
143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Sheet Index, Project Data, Vincinity Map, Existing and Proposed Site Plan

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Printed on 5/7/2026

Plotted on 5/7/2026 at 3:12 PM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Purvis Residence Garage Option 1_BN_ 10.06.2025 (old).pln

A-1.0

Demo / Proposed Floor / Roof Plan Keynotes

1.06	(E) 6' high masonry wall to remain
1.18	Proposed overhead 1'-0" roof overhang
2.06	(N) Sectional wood door. Refer to Garage Door Specification
2.07	Line of sectional overhead door
2.08	(E) Hinged door to be removed
2.09	(E) Hinged door to be removed. Set inside fixed large panel door.
2.10	(E0 Fence to be removved.
2.11	(E) Exterior stairway to 2nd floor
2.12	(N) Door
2.13	(N) Window
4.01	Class 'A' min. composite asphalt shingles installed per ICC-ESR 1389. Match to (E) residence roof style & color
4.03	Dashed line represents outline of the building

Roof Plan Legend

Install Class 'A' comp. asphalt shingles o/ (2) layers #30 roofing felt per ICC-ESR 1389

(E) Garage / Shed to be removed.

Floor Plan Legend

Non-rated ext. wall assembly. 8" horizontal lapped siding o/ 1/2" plywood o/ 2x4 wood studs @ 16"o.c. w/ R-13 batt insul. w/ 5/8"gyp. bd @ int. Refer to elevations for finish information.

Existing wall to remain

1 Hr rated wall assembly. 2x4 wood studs @ 16" o.c. with 5/8" Type 'X' gypsum board on the interior side and 1/2" gypsum board on both sides. Exterior sheathing to be plywood with 8" exposure wood siding. Refer to elevations for finish details.

Existing wall to be demolished.

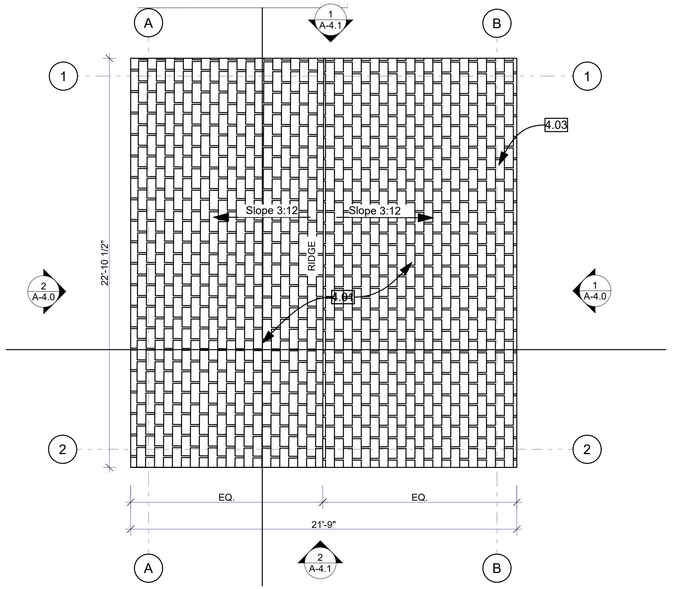
Window. Refer to Window Schedule for more information.

Door. Refer to Door Schedule for more information.

Garage Door Specification

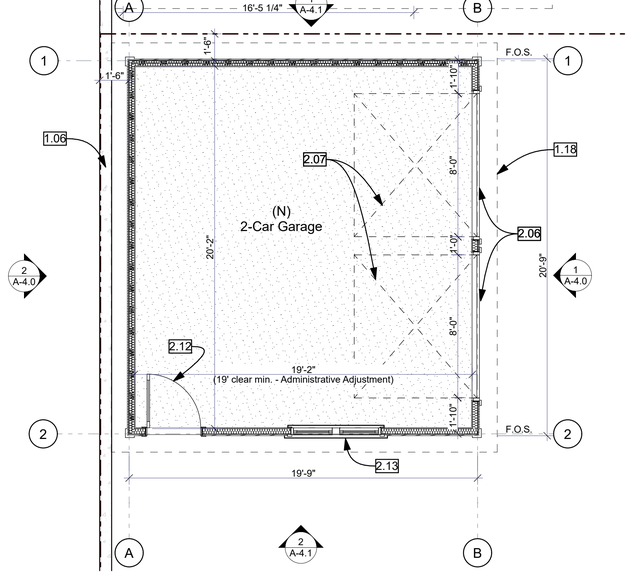


Door Description: Custom Wood Sectional garage doors with wood stained finish. Each section is sheared with Mahogany plywood and insulated with an R- Value of 6.1. Manufacture by Ziegler Door Custom, serial number GDWT-11



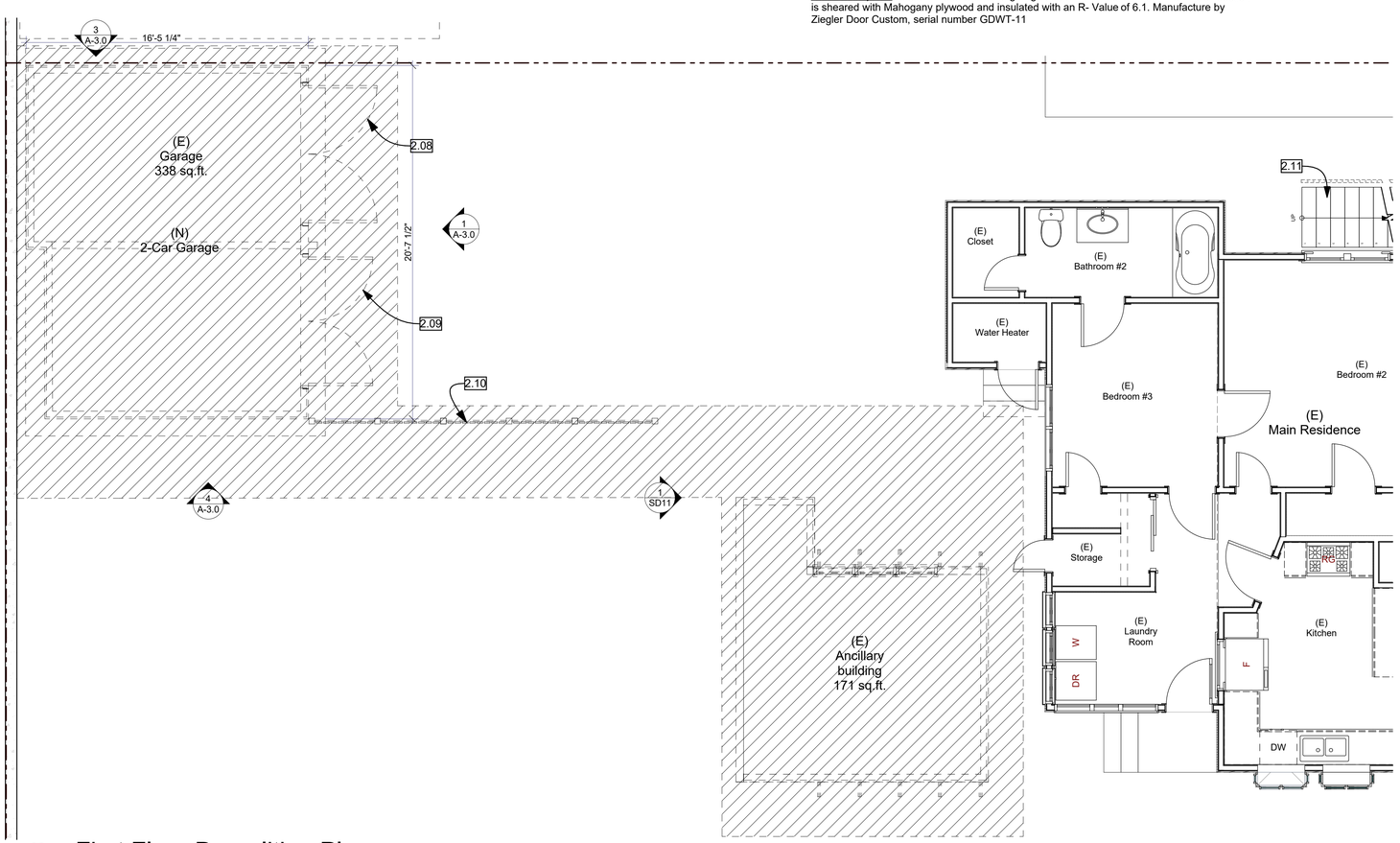
1 Proposed Roof Plan

SCALE: 1/4" = 1'-0"



2 Propsed Garage Floor Plan

SCALE: 1/4" = 1'-0"



3 First Floor Demolition Plan

SCALE: 1/4" = 1'-0"

DSEA
ARCHITECTURE | PLANNING | 3D MODELING

143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Existing and Proposed Floor and Roof Plan

Purvis Residence

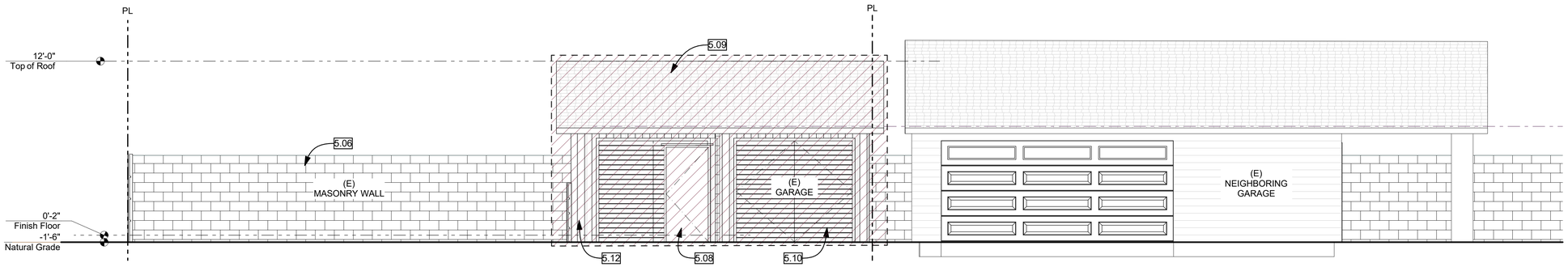
Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Printed on 4/17/2026

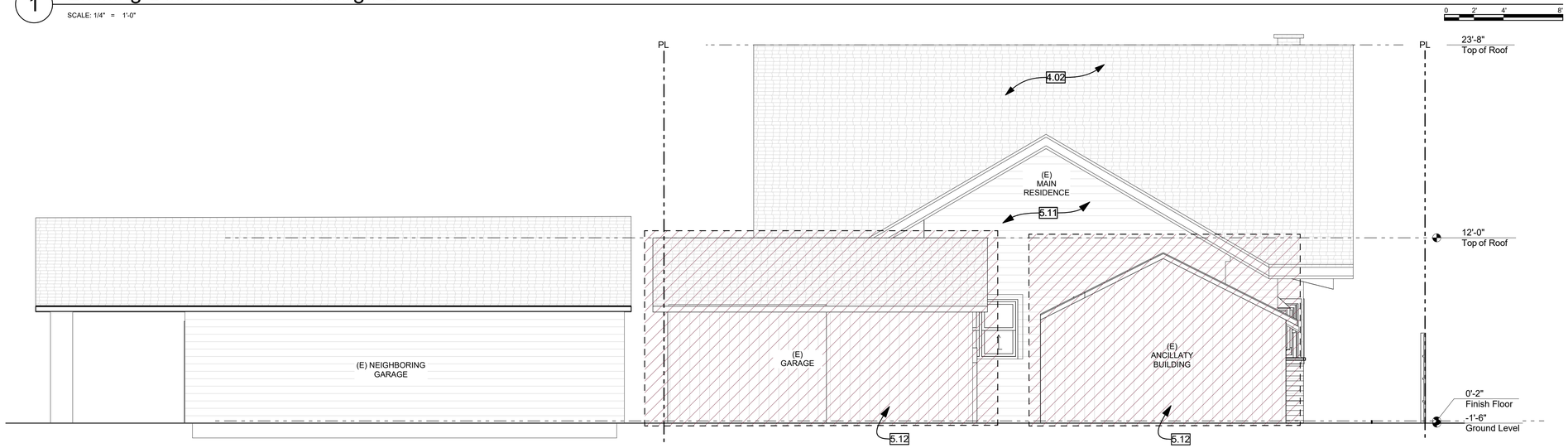
A-2.0

Plotted on 4/17/2026 at 11:50 AM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Purvis Residence Garage Option 1_BN - 10.06.2025 (old).pln



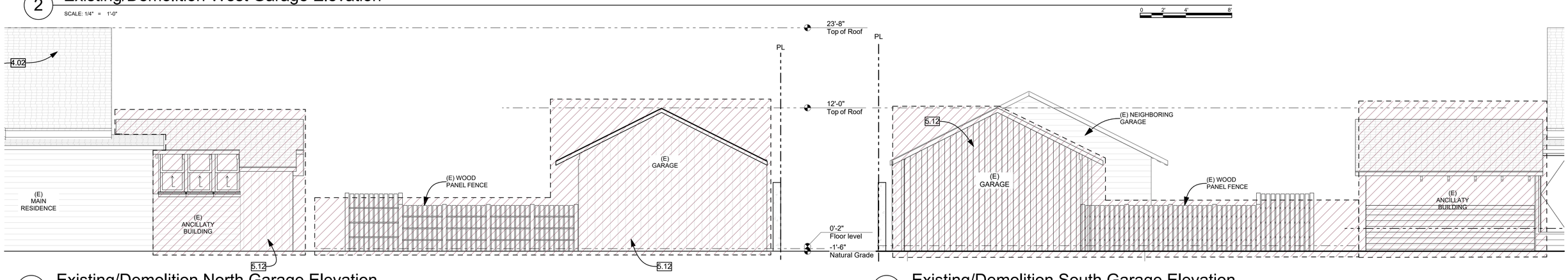
1 Existing/Demolition East Garage Elevation

SCALE: 1/4" = 1'-0"



2 Existing/Demolition West Garage Elevation

SCALE: 1/4" = 1'-0"



3 Existing/Demolition North Garage Elevation

SCALE: 1/4" = 1'-0"

4 Existing/Demolition South Garage Elevation

SCALE: 1/4" = 1'-0"

Existing / Demo Legend

(E) Garage / Shed to be removed.

Exterior Elevation Keynotes

4.02	(E) Composite aspahlts shingles roof to remain
5.06	6' High existing masonry wall to remain
5.08	(E) Man door cut into fixed
5.09	((E) Composite Asphalt shingles roof to be removed
5.10	(E) 8'-0" wide X 6'-8" height double door to be removed
5.11	(E) Horiz. wood siding w/ 4" exposed to remain
5.12	(E) Vertical wood siding w/ 6" exposed to be removed

DSEA
ARCHITECTURE | PLANNING | 3D MODELING
143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Existing / Domolition Exterior Elevations

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

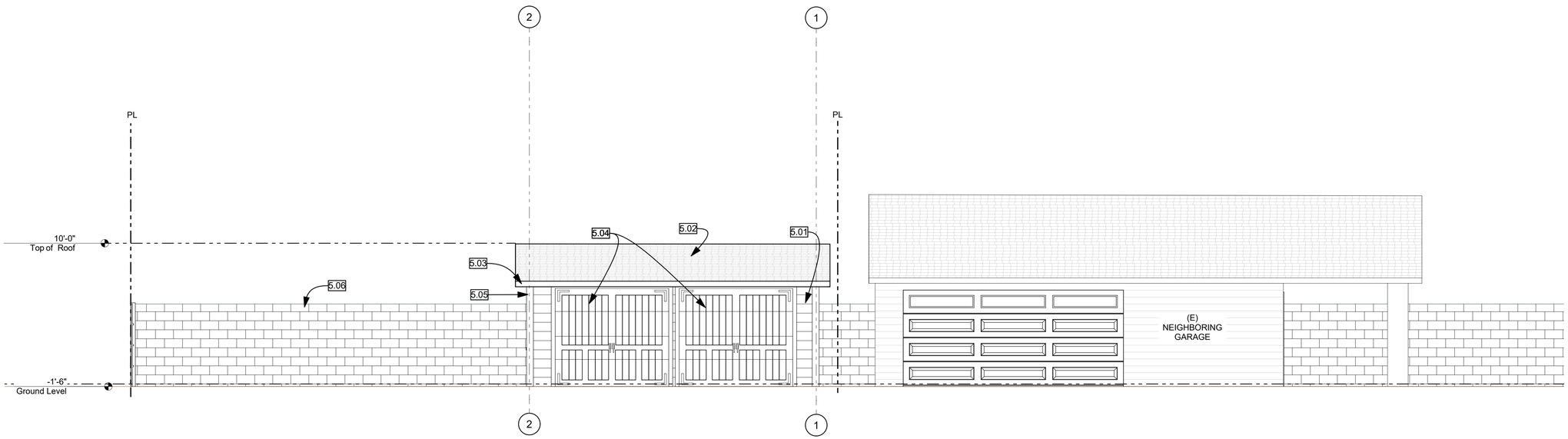
Plotted on 4/17/2026 at 11:50 AM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Purvis Residence Garage Option 1 .BN 10.06.2025 (old).pln

Printed on 4/17/2026

A-3.0

Exterior Elevation Keynotes

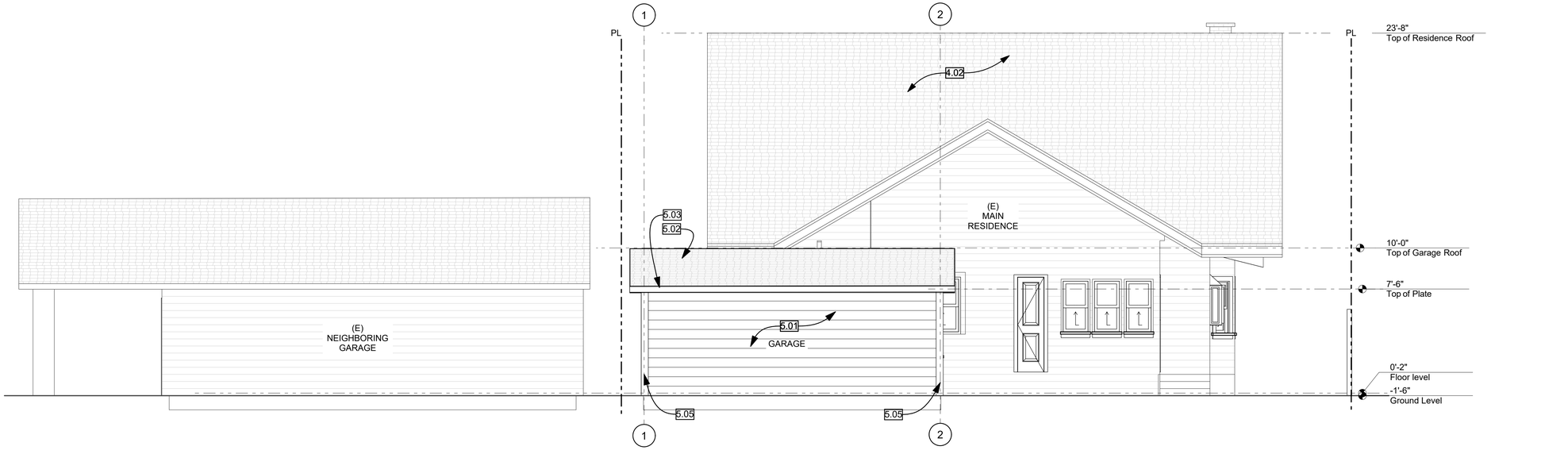
4.02	(E) Composite aspahlts shingles roof to remain
5.01	Horiz. wood siding with 5" exposed painted white o/ 2 layers grade D bldg paper, typ.
5.02	Class 'A' min. composite asphalt shingles installed per ICC-ESR-1389
5.03	2x8 Wood fascia mounted to eave, typ.
5.04	(2) 8' x 6'-8" Garage door, refer to Garage Door Specification on Sheet A-2.0
5.05	6" X 6" wide wood trim at corner, typ.
5.06	6' High existing masonry wall to remain



1 Proposed East Garage Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 Proposed West Garage Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

DSEA
ARCHITECTURE | PLANNING | 3D MODELING

143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Proposed Exterior Elevations

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

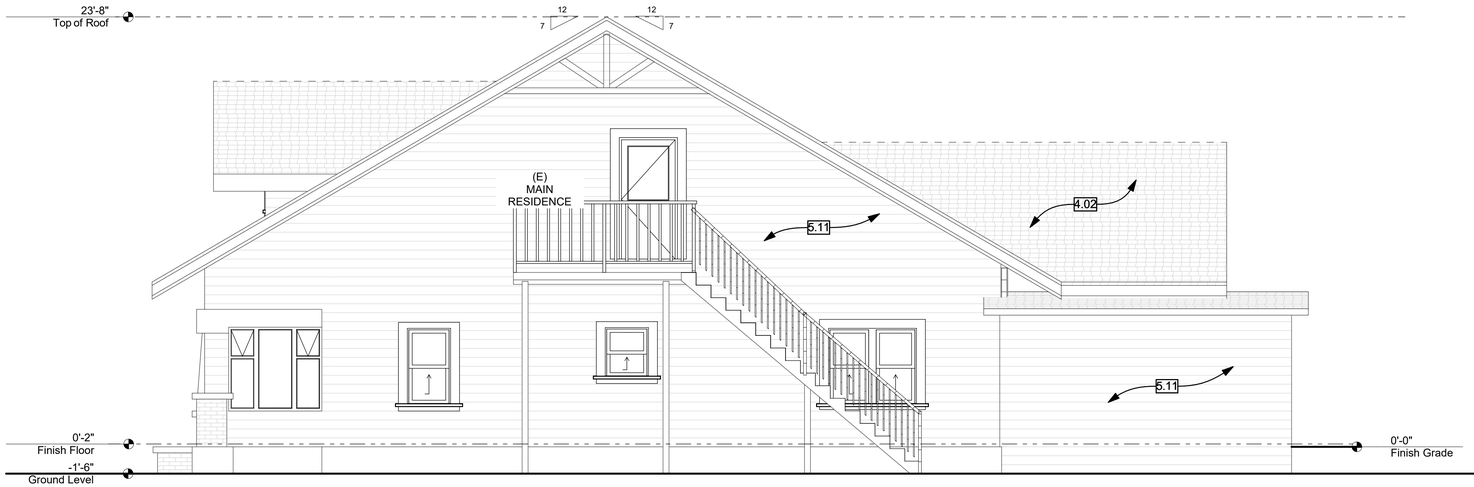
Printed on 4/17/2026

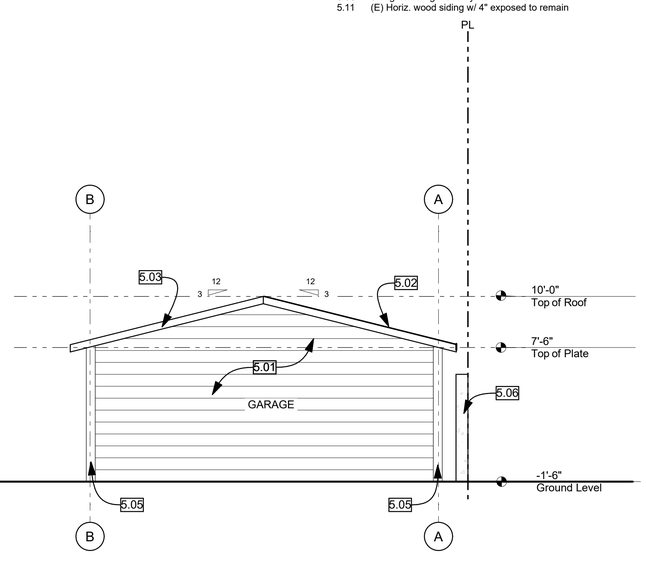
A-4.0

Plotted on 4/17/2026 at 11:50 AM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 Arch\CAD Models\906 Purvis Residence Garage Option 1 BN - 10.06.2025 (old).pln

Exterior Elevation Keynotes

4.02	(E) Composite aspahlts shingles roof to remain
5.01	Horiz. wood siding with 5" exposed painted white o/ 2 layers grade D bldg paper, typ.
5.02	Class 'A' min. composite asphalt shingles installed per ICC-ESR-1389
5.03	2x8 Wood fascia mounted to eave, typ.
5.05	6" X 6" wide wood trim at corner, typ.
5.06	6' High existing masonry wall to remain
5.11	(E) Horiz. wood siding w/ 4" exposed to remain

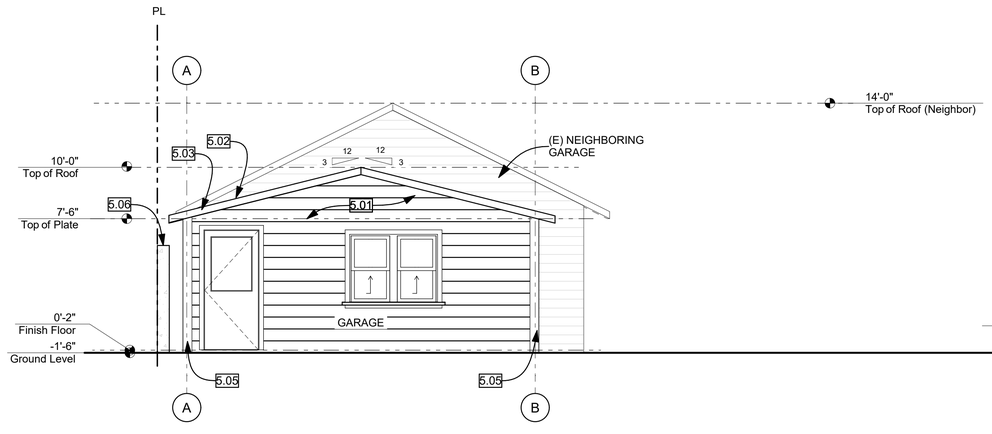


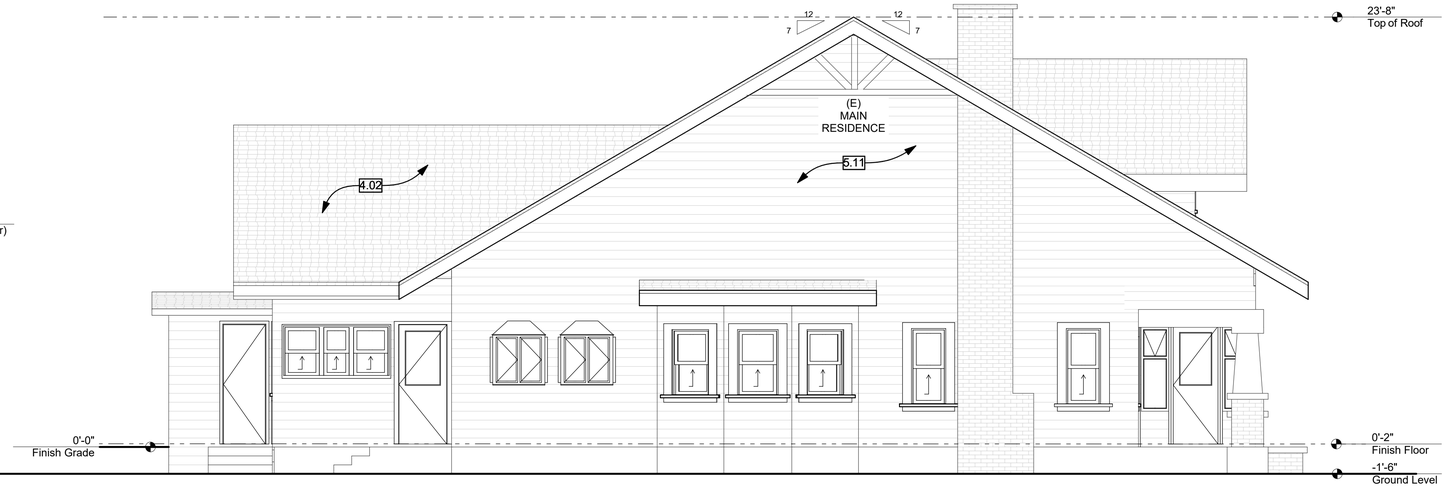


1 Proposed North Garage Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'





2 Proposed South Garage Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

DSEA
ARCHITECTURE | PLANNING | 3D MODELING

143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Proposed Exterior Elevations

Purvis Residence

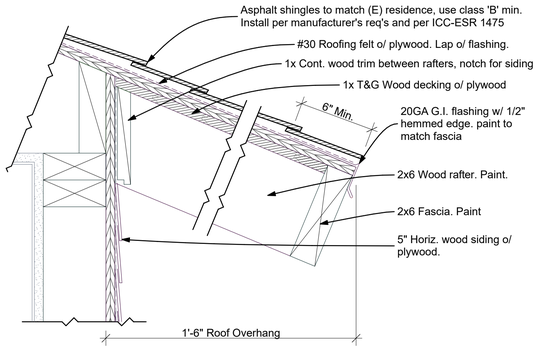
Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Printed on 4/17/2026

Plotted on 4/17/2026 at 11:50 AM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 Arch\CAD Models\906 Purvis Residence Garage Option 1 BN - 10.06.2025 (old).pln

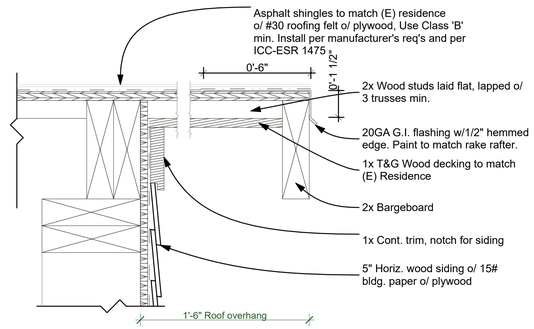
A-4.1



1 Roof Eave

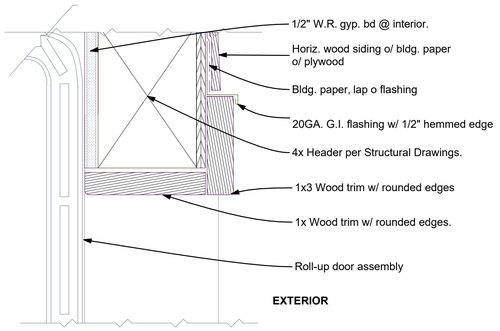
SCALE: 3" = 1'-0"





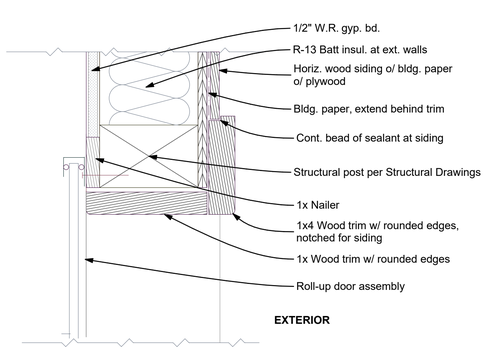
2 Roof Rake

SCALE: 3" = 1'-0"



3 Garage Door Head

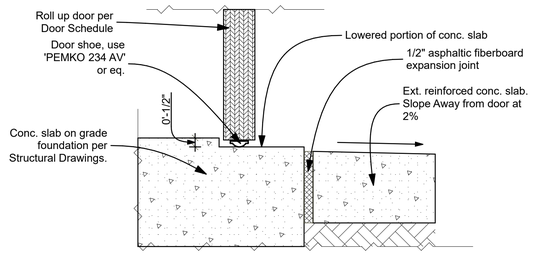
SCALE: 3" = 1'-0"



4 Garage Door Jamb

SCALE: 3" = 1'-0"





5 Garage Door Threshold

SCALE: 3" = 1'-0"

DSEA
ARCHITECTURE | PLANNING | 3D MODELING
143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Proposed Garage Accessory Structure Details

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Plotted on 4/17/2026 at 11:50 AM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Purvis Residence Garage Option 1 BN - 10.06.2025 (old).pln

Printed on 4/17/2026

A-5.0



Proposed Northeast Perspective



Proposed Southeast Perspective



Proposed Northwest Perspective



Proposed Southwest Perspective

DSEA
ARCHITECTURE | PLANNING | 3D MODELING

143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Perspective Renderings

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Printed on 4/17/2026

Plotted on 4/17/2026 at 11:50 AM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Purvis Residence Garage Option 1 BN - 10.06.2025 (old).pln

A-6.0



EAST ELEVATION OF EXISTING MAIN RESIDENCE



SIDEWALK VIEW OF RESIDENCE



ADJOINED DRIVEWAY VIEW OF RESIDENCE & NEIGHBORING GARAGE



NORTH ELEVATION OF EXISTING MAIN RESIDENCE



DRIVEWAY OF EXISTING GARAGE



NORTHEAST ELEVATION OF EXISTING ANCILLARY BUILDING TO BE REMOVED



NORTH ELEVATION OF EXISTING ANCILLARY BUILDING TO BE REMOVED



SOUTH ELEVATION OF EXISTING SIDEWALK RESIDENCE



NORTHWEST ELEVATION OF EXISTING ANCILLARY BUILDING TO BE REMOVED



CONSTRUCTION PHOTO OF ADJACENT NEIGHBOR GARAGE



ORIGINAL GARAGE PRIOR TO PARTIAL DEMOLITION



FRAMING OF ADJACENT NEIGHBOR GARAGE

DSEA
ARCHITECTURE | PLANNING | 3D MODELING
143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Existing Conditions Photographs

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Printed on 4/17/2026

A-7.0

Plotted on 4/17/2026 at 11:50 AM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Purvis Residence Garage Option 1_RN_10.06.2025 (old).pln



1. Man Door

Style: Smooth-Star Collection - Shaker S3200 - Low E

Manufacturer's Product Name: T.M. Cobb Co.

Size: 3'-0" X 6'-8"



2. Window

Style: Ultimate Double Hung. Non finger-jointed pine, pacited

Material: Extruded Aluminum Exterior

Manufacturer's Product Name: Marvin Windows

Size: 5'-0" X4'-0"

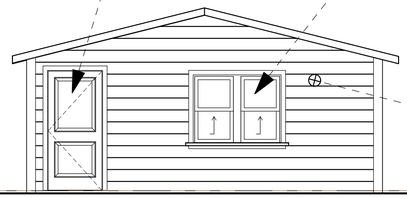


3. Garage Door

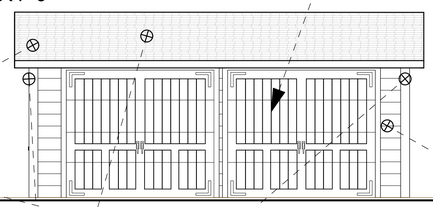
Door Desciption: Custom Wood Sectional garage doors with wood stained finish. Each section is sheared with Mahogany plywood and insulated with an R-Value of 6.1. Manufacture by Ziegler Door Custom Serial number GDWT-11



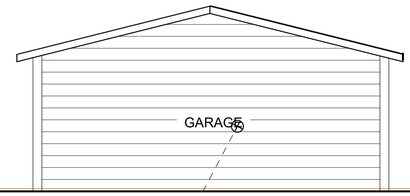
4. Horizontal 6" Exposure Wood Siding



NORTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

1
A-8
Garage Exterior Elevations
SCALE: 1/4" = 1'-0"



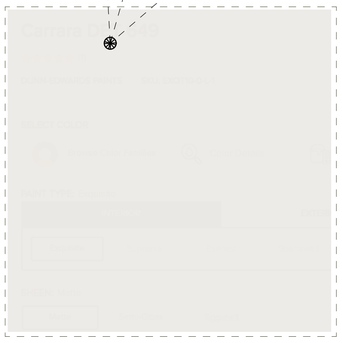
5. Certainteed Roofing

Location: Roofing

Name of Color: Graphite

Style / Finish: Asphalt Shingles / Graphite

Manufacturer's Product Name: Landmark Solaris Graphite Black Angle



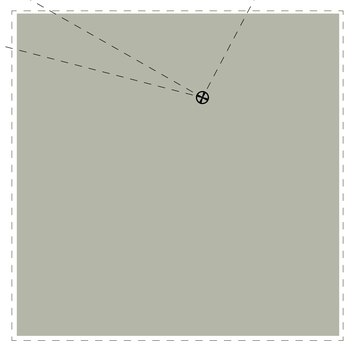
6. Dunn-Edwards Paints

Location: Trim / Doors / Windows

Name of Color: Carrara

Dunn-Edwards ID: DET649

Light Reflectance Value: LRV83



7. Dunn-Edwards Paints

Location: Wood Siding

Name of Color: Antique Coin

Dunn-Edwards ID: DE6270

Light Reflectance Value: LRV44

DSEA
ARCHITECTURE | PLANNING | 3D MODELING
143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Materials and Color Board

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Plotted on 4/17/2026 at 11:50 AM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 Arch\CAD Models\906 Purvis Residence Garage Option 1_BN_ 10.06.2025 (old).pln

Printed on 4/17/2026

A-8

MEMORANDUM

DATE	February 26, 2026	PROJECT #	25305
TO	Kevin Purvis	PROJECT	Historic Resource Assessment for 220 S. Orange Street, Orange, CA
OF	220 S Orange Street, Orange, CA	FROM	Amanda Commins, Page & Turnbull Flora Chou, Page & Turnbull
CC	Doug Ely, Architect, DSEA	VIA	Email

REGARDING **220 S. Orange Street Proposed Project Analysis: Demo & New Garage | Revised**

Introduction

This Proposed Project Analysis Memorandum has been prepared by Page & Turnbull at the request of property owner Kevin Purvis, for submission to the City of Orange, in anticipation of a proposed project at 220 S. Orange Street, Orange (APN 390-391-08) **(Figure 1)**. It was revised to address comments from the City, specifically Comment Number 001 through 005 in Table B, in the January 10, 2026 letter from Alyssa Jurkevics, Planning Technician, Planning Division.

The property contains a wood-frame single-family residence built in 1911 in the Craftsman style, a detached wood-frame garage, which appears to have been built in the same period, and a detached wood-frame ancillary building. The subject property is contributing to both the Old Towne Orange National Register Historic District, established in 1996, and the Old Towne Orange Local Historic District, established in 1991 **(Figure 2 and Figure 3)**.

The project proposes to demolish the existing undersized garage and ancillary building and construct a new two-bay garage compliant with minimum garage size requirements per the City of Orange Municipal Code. The purpose of this memorandum is to determine if the existing garage and ancillary buildings are character-defining features of the contributing property and then review the proposed project for compliance with the City of Orange *Historic Preservation Design Standards* and the *Secretary of the Interior's (SOI) Standards for Rehabilitation*.[1] No work at the main residence that is the contributing building is proposed.

[1] City of Orange, *Historic Preservation Design Standards*, December 12, 2018; Secretary of the Interior's Standards for Rehabilitation, National Park Service U.S. Department of the Interior.

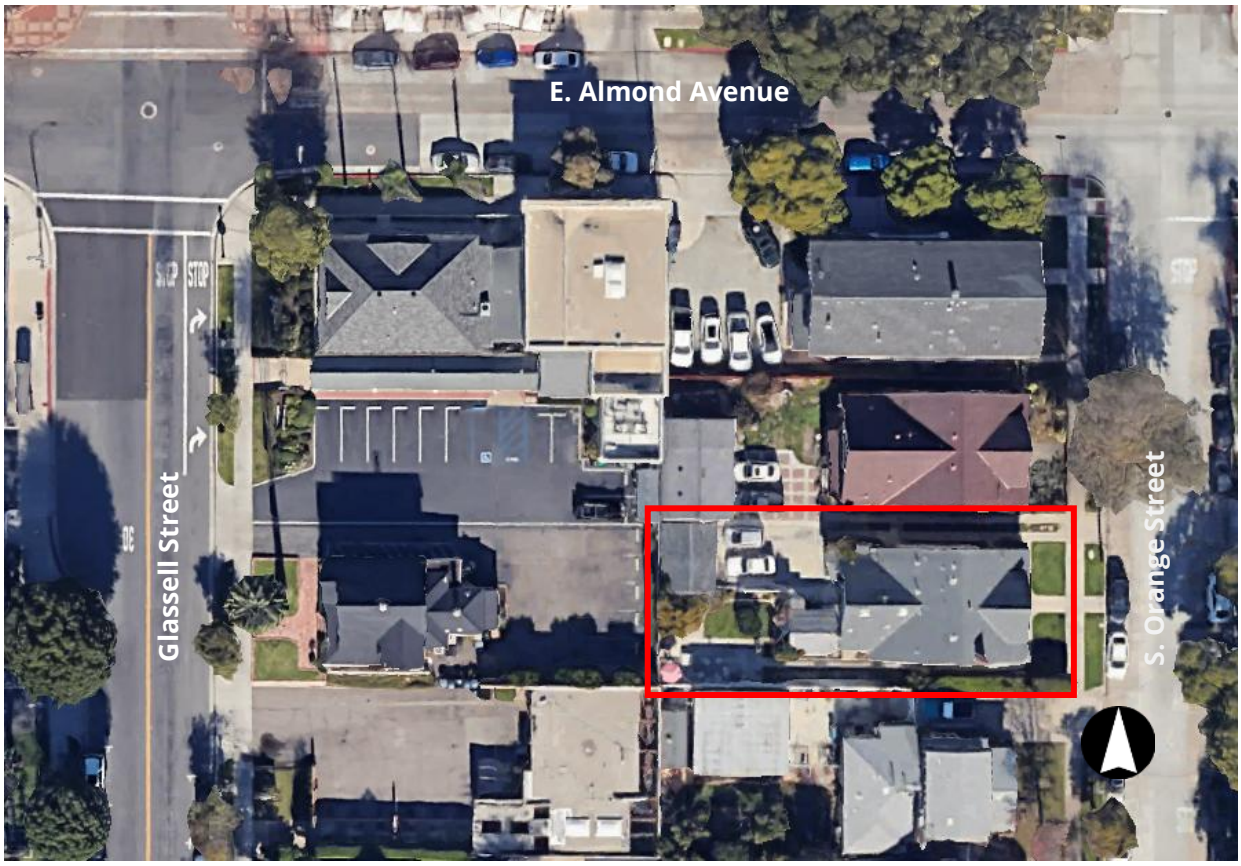


Figure 1. Subject parcel at 220 S. Orange Street indicated by red outline.
Source: Google Maps, 2025. Edited by Page & Turnbull.

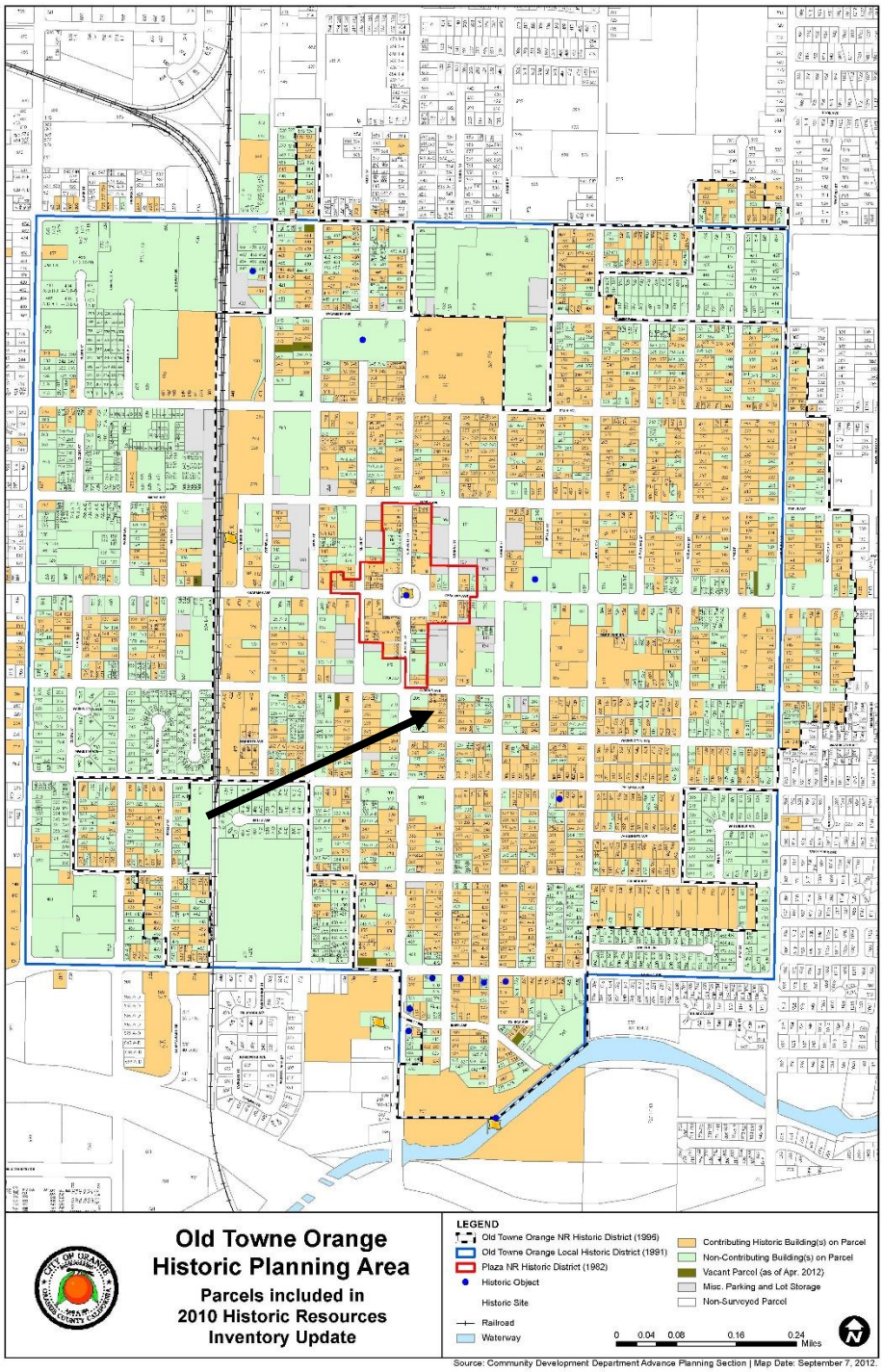


Figure 2. Map showing the full boundary of the Old Town Orange Historic Planning Area. The property at 220 S. Orange Street is indicated with a black arrow. Non-contributing properties are shaded green, contributing properties are shaded orange. Source: City of Orange, Community Development Department. Edited by Page & Turnbull.

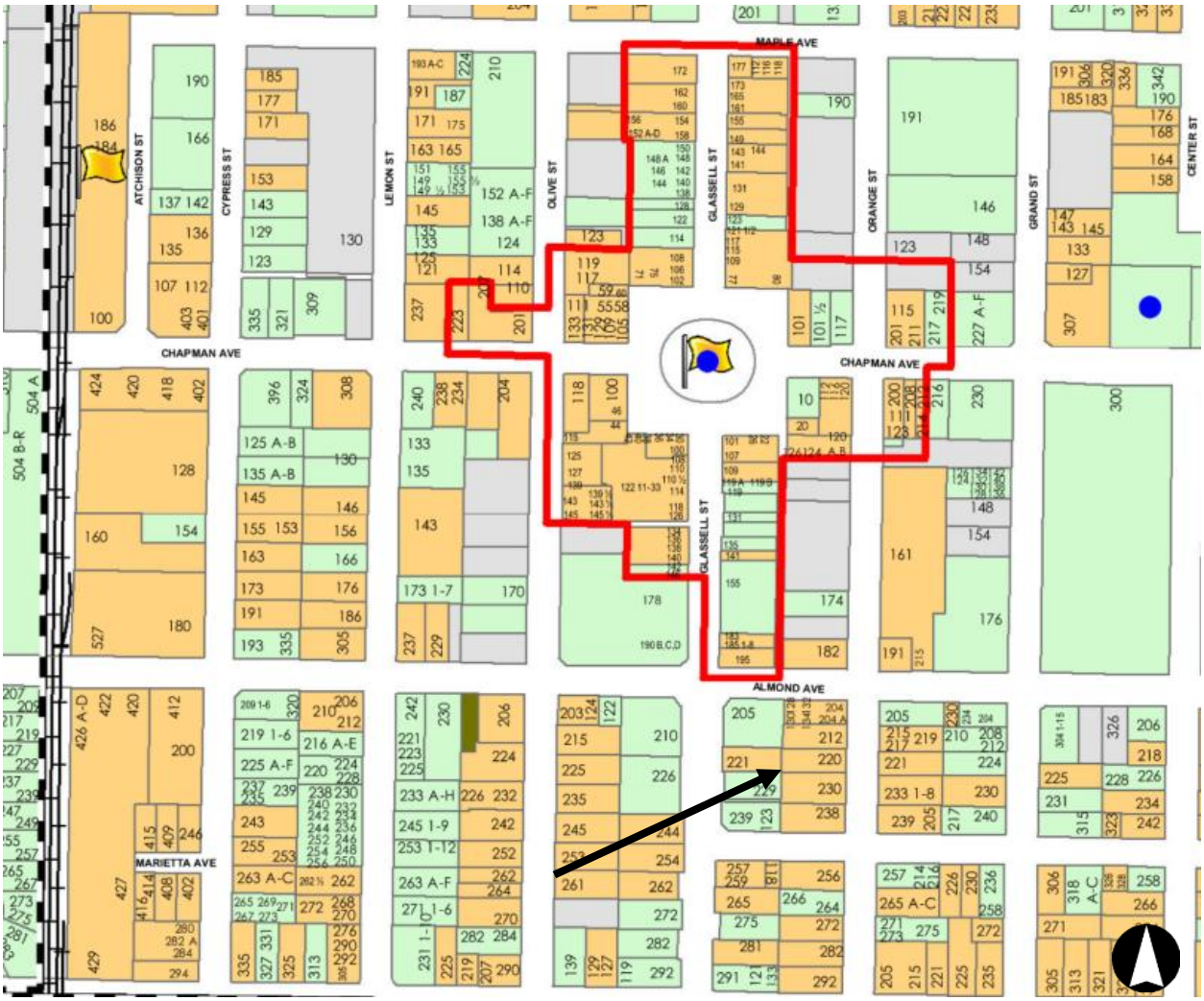


Figure 3: Detail showing the location of the contributing 220 S. Orange Street property in the Old Towne Orange Historic Planning Area map, indicated with a black arrow. Non-contributing properties are shaded green, contributing properties are shaded orange. Source: City of Orange, Community Development Department. Edited by Page & Turnbull.

METHODOLOGY

Page & Turnbull conducted a site visit on August 25, 2025, to document existing conditions of the property and surrounding neighborhood. The interior of the ancillary building was not available for view. Observations made during the site visit guide the analysis of the proposed project's compliance with the City of Orange *Historic Preservation Design Standards,* specifically the Standards for Historic Residential Buildings – Garage and Accessory Structures, and relevant standards from the Secretary of the Interior's Standards for Rehabilitation. Page & Turnbull reviewed the proposed project plan set for 220 S. Orange Street prepared by DSEA, Inc. that was provided by architect Doug

Ely to Page & Turnbull via email on November 10, 2025, and a revised set dated February 13, 2026, as well as and a State of California Department of Parks and Recreation (DPR) 523 form prepared for this property by Chattel Architecture in March 2005. Property owner Kevin Purvis provided photographs of the existing garage and the neighboring garage prior to the neighboring garage's demolition in the 1990s. Additional building-specific research was conducted as needed, including a review of Sanborn Map Company fire insurance maps, historic aerial photographs available through the University of Santa Barbara Library FrameFinder and the Orange County Public Work's Historical Aerial Imagery website, and permit records available through the City of Orange. DSEA, Inc. provided additional photographs of the existing garage's extant materials in early February 2026.

Preparer Qualifications

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources, and civic areas. The company was one of the first architecture firms in California to dedicate its practice to historic preservation and is among the longest practicing such firms in the country. Offices are located in San Francisco, Los Angeles, Sacramento, and San Jose. Staff includes licensed architects, designers, architectural historians, conservators, and planners.

This proposed project analysis memorandum was prepared by Page & Turnbull of Los Angeles, California. Page & Turnbull staff responsible for this report include Christina Dikas Brobst, Principal-in-Charge, Stacy Kozakavich Project Manager; Flora Chou, Associate Principal and substitute Project Manager, and Amanda Commins, Cultural Resources Planner, primary author, all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

Existing Historic Status

220 S. Orange Street is a contributing building within both the Old Towne Orange Local Historic District, established in 1991, and the Old Towne Orange National Register Historic District, established in 1996. Chattel Architecture staff evaluated the existing Craftsman style residence at 220 S. Orange Street using a DPR 523 form in April 2005 **(Exhibit A)**. Chattel found the property eligible for listing in the National Register of Historic Places as a contributing resource to the historic district. The California Historical Resource Status Code (CHRSC) of "1D" was assigned to the property in the DPR 523 forms, meaning "Contributor to a multi-component resource like a district listed in the NR by the Keeper. Listed in the CR."[2]

[2] California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004 (Status Codes updated March 1, 2020).

Property Description

The property at 220 S. Orange Street is a rectangular 6,600-square-foot parcel located on the west side of the street between E. Almond Avenue and E. Washington Avenue. It contains a one-and-a-half story, 2,009-square-foot Craftsman style residence with a rectangular footprint, a detached garage, and a detached ancillary building. The backyard features a concrete-paved patio and a lawn planted with fruit trees and low shrubbery. A driveway runs along the north side of the parcel to the garage. Wood fencing and shrubs enclose the west and south sides of the property.

The one-and-a-half story house has a side gable roof with deep overhanging eaves, exposed rafter tails, brackets, and asphalt shingle roofing. The residence features wood clapboard cladding and a partial width engaged porch with battered wood columns and brick piers. The wood windows include double-hung with ogee lugs, casement, and fixed with wood surrounds. An exterior brick chimney is located on the south façade. The residence's primary (east) façade faces S. Orange Street and is symmetrically organized with a central entry accessed by three concrete steps **(Figure 4)**. A large, gable dormer centered on the east slope of the roof features bargeboard with a decorative geometric pattern.



Figure 4: Primary (east) façade, view west.

BACKYARD

The backyard occupies the southwest corner of the property, enclosed by a wood fence between the garage and ancillary building. A concrete patio extends along the western boundary, while the remaining edges are framed by concrete coping that borders a small, central lawn. The yard is informally landscaped with a citrus tree at the center, a larger tree, and scattered low shrubs along the perimeter **(Figure 5)**.



Figure 5. Backyard, view west.

GARAGE

The existing detached garage is located at the northwest corner of the parcel and is accessed by a shared driveway along the north property line. The one-story building has a rectangular footprint and a side gable roof clad in asphalt shingles. The garage is modest in design, and lacks Craftsman-style features or details of any other style. In contrast to the main residence's horizontal siding, the garage's exterior walls are clad in vertical wood siding of different types and dimensions. The primary (east) façade faces the driveway and contains two bays **(Figure 6)**. The north bay has a pair of vertical wood board doors surrounded by wood trim. The south bay also has a pair of vertical wood board doors, with different dimensions than the north doors, in an opening that is smaller than the north bay and does not have wood trim around the door opening. One door leaf has been modified to add a single entry door. Exterior wall cladding at the north façade, visible above and around the south bay opening, appears to be wide vertical boards that are flush to each other **(Figure 7)**.



Figure 6. East façade of the garage, view southwest.



Figure 7. Detail view of primary (east) façade of garage with flush vertical boards as the siding around the garage opening, view west.



Figure 8. North façade of garage (left) that was constructed in 1996 after the neighboring garage was demolished, view west. The replacement neighboring garage is at right.



Figure 9. Rear (west) façade (left) and south façade (foreground) of the garage showing different cladding, view north. Note the expansion to enclose the eave at the north bay visible in the background.

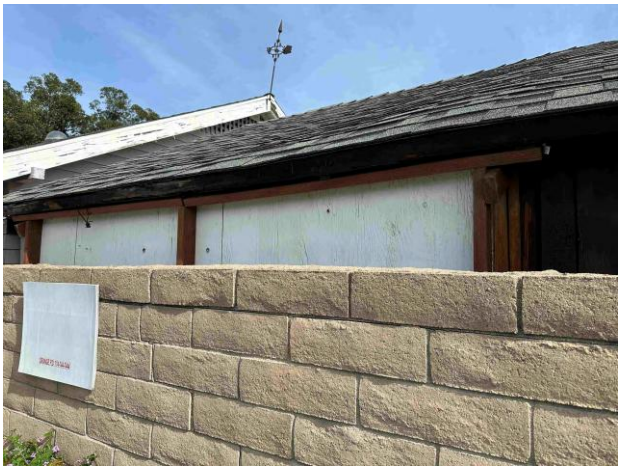


Figure 10. The north end of the garage's rear (west) façade of the garage, which is enclosed under the roof eave, view northeast. Source: DSEA, Inc., January 2026.

The north exterior wall of the garage was constructed in 1996 to enclose the building, once the adjacent garage at the neighboring property was demolished. The north wall is clad in flush vertical wood boards (identified as T-111 grooved siding sheets) and the façade has no openings **(Figure 8)**. The south façade is concealed behind plantings and partially visible. It appears to be clad in vertical wood siding, where the vertical members are more narrow than those found at the other façades and have channels between the vertical members **(Figure 9)**.

The rear (west) façade is also partially visible, as it is close to the concrete block wall at the rear property line. It appears to be divided into two bays as well. The south bay features wide vertical boards cladding that are flush to each other and one window opening with the sash removed **(Figure 9)**. Exposed rafter tails at the slightly overhanging roof are visible here, but not seen elsewhere on the building. At the north bay, the original exterior wall appears to have been removed to expand the building under the roof eave, at an unknown date. Newer framing members, infilled with wide wood boards, comprise the exterior wall at the north bay **(Figure 10)**.



Figure 11. Interior of the south garage bay, view west.



Figure 12. Interior of the north garage bay, view west. Non-original wood cladding seen at the west (center) and north walls (right)

The interior of the south bay has been modified with finished walls and ceiling panels **(Figure 11)**. The north bay interior retains exposed framing and roof decking, where the non-original rear (west) and north walls are visible **(Figure 12)**.

ANCILLARY BUILDING

The detached ancillary building, which is adjacent to the rear façade of the main residence, is an utilitarian structure with an L-shaped footprint and an asphalt gable roof with exposed rafter tails **(Figure 13)**. The exterior cladding is a mix of wood clapboard, vertical wood boards, and stucco. A single entry door is located on the east façade **(Figure 14)**. Fenestration includes a set of three wood windows on the north façade and a fixed gable-end window on the west façade **(Figure 15)**. Plywood secure areas that once had window openings on the east, south, and north façades. The interior was not available during the site visit.



Figure 13. North façade of ancillary building, view south.



Figure 14. East façade (foreground) and south façade (left) of ancillary building, view northwest



Figure 15. West façade of ancillary building, view northeast.

SURROUNDING NEIGHBORHOOD

The surrounding neighborhood is residential in character and is predominantly developed with one- and two-story single-family residences with regular setbacks from the sidewalk. The parcels immediately surrounding the subject property are Craftsman residences, which are contributors to the historic district, and that feature shallow front lawns, modest landscaping, and altered garages **(Figure 16** and **Figure 17)**.



Figure 16. 212 S. Orange Street, built 1911, directly north of the subject property.



Figure 17. 230 S. Orange Street, built 1913, directly south of the subject property.

Construction Chronology & Prior Alterations

Permit records on file with the City of Orange for 220 S. Orange Street do not include new construction permits for the garage or ancillary building, though some records are not legible. The DPR form for the property lists the main residence's construction date as 1911, and it is assumed the existing garage is from the same date. The main residence and garage appear on the 1922 Sanborn map, though no ancillary building is seen **(Figure 18)**. The same condition remains in the 1950 Sanborn map **(Figure 19)**.

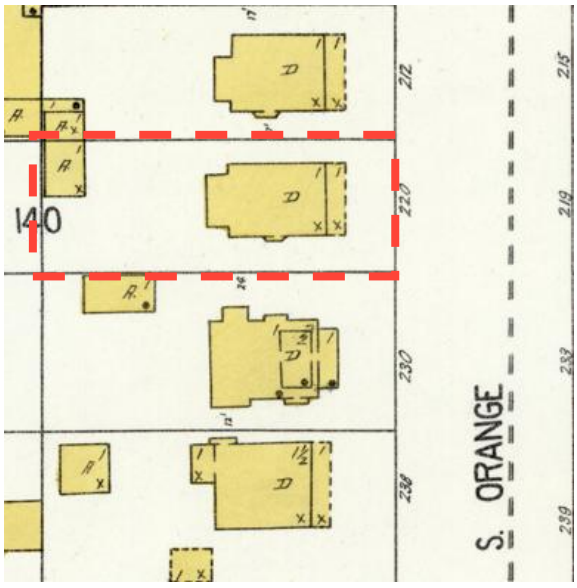


Figure 18. Sanborn Company map dated 1922, with location of 220 E. Orange Street, identified by a dashed red outline. Source: Los Angeles Public Library. Edited by Page & Turnbull.

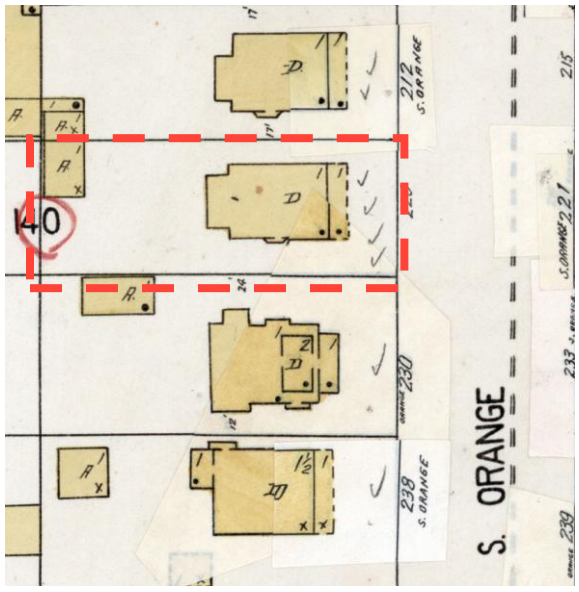


Figure 19. Sanborn Company map dated 1950, with location of 220 E. Orange Street, identified by a dashed red outline. Source: Los Angeles Public Library. Edited by Page & Turnbull..

Observed alterations to the primary residence include enclosure of the front porch, adding an exterior staircase on the north façade and a small, rear one-story addition. In historic aerial photographs up to 1947, a tree is seen at the rear of the main residence, where the ancillary building is currently located **(Figure 20)**. The detached ancillary building first appears on a 1953 aerial photograph behind the residence in its existing location **(Figure 19)**.



Figure 20. Aerial photograph dated 1947, with location of 220 E. Orange Street, identified by a dashed red outline. A tree is in the location of the ancillary building indicated by yellow arrow. Source: Santa Ana 600 Scale, 1947, County of Orange, Historical Aerial Imagery. Edited by Page & Turnbull.



Figure 21. Aerial photograph dated 1953, with location of 220 E. Orange Street, identified by a dashed red outline. Location of ancillary building indicated by yellow arrow. Source: Flight C_18785, Frame 1-99, UC Santa Barbara Air Photo Collection. Edited by Page & Turnbull.

As seen on the Sanborn maps, the original design of the property included a shared driveway with an auto garage on the subject property next to a smaller garage on the neighboring property at the shared property line. The two garages shared a wall at the property line, and visually appeared to be one building **(Figure 22)**. The smaller (one bay) garage on the neighboring property at 212 S. Orange Street was demolished in 1996, according to City of Orange building permits **(Figure 23)**. A new garage was subsequently constructed on the neighboring property with a larger footprint and massing. As a result of the 1996 demolition, new exterior cladding was added to enclose the wall that had been previously shared with the neighbor's garage and to create the new north façade of the remaining two-bay garage at 220 S. Orange. Part of the roof of the neighboring garage was also retained and became the overhanging eave at the new north façade.

Additional site investigation by DSEA, Inc. indicate the south bay of the existing garage was likely constructed later than the north bay, and with no concrete slab. Instead, wood flooring was installed directly on top of dirt. Other visible alterations at the existing garage include a new exterior wall at the north end of the rear (west) façade that enclosed some of the space below the roof eave, completed at an unknown date. The south façade has vertical wood siding with channels that do not match the flush vertical wood boards found at the other façades, and is assumed to be an alteration

completed at an unknown date. Furring at the north bay's garage door opening also indicate the opening has been widen, and the north bay garage doors are not original.



Figure 22. Image showing configuration of the existing two-bay garage at the subject property (220 S. Orange) at left and the smaller, one-bay garage at the neighboring property (212 S. Orange) at right, prior to the 1996 demolition of the neighboring garage. Source: Kevin Purvis, subject property owner. Edited by Page & Turnbull.



Figure 23. Image showing remaining two-bay garage at 220 S. Orange (left) with exposed framing, circa 1996. Source: Kevin Purvis, subject property owner. Edited by Page & Turnbull.

Garage as a Character-Defining Feature

Historic documentation indicates that the extant garage was constructed during the Historic District's period of significance (1888-1940), likely at the same time as the main residence in 1911. It is seen on the 1922 Sanborn map in the same location and with approximately the same footprint as it currently remains. While it appears to retain some physical features from the district's period of significance, it also has undergone alterations that have affected its integrity, as discussed below.

INTEGRITY ANALYSIS FOR GARAGE

LOCATION

The garage retains integrity of location. The structure remains at the northwest corner of the 220 S. Orange parcel in its historic position, oriented toward the shared driveway along the north property line.

SETTING

The garage retains integrity of setting. The spatial relationship between it and the main residence, driveway, and rear yard remains consistent with the historic pattern of development seen on Sanborn maps. The surrounding residential neighborhood within the Old Towne Orange Historic District generally remains intact in character, scale, and use, though the lot directly west of the subject property is no longer a single-family residence. It is now a surface parking lot.

DESIGN

The garage does not retain integrity of design. The original configuration included a shared wall with the neighboring garage that was altered in 1996 when the portion on the adjacent parcel was demolished **(Figure 22)**. The portion that remains at the subject property no longer reflects the overall original massing or configuration. The existing garage never had a north exterior wall with an overhanging eave during the district's period of significance **(Figure 8** and **Figure 23)**. The exterior wall at the north half of the rear (west) façade appears to have been removed and a new exterior wall constructed to slightly expand the interior space **(Figure 10)**. The building may have had exposed rafter tails, as seen at the south half of the rear (west) façade **(Figure 9)**, but rafter tails are no longer exposed at the primary (east) façade nor at the north half of the rear (west) façade.

In addition, the two vehicular openings and pair doors on the primary (east) façade do not match in size, proportion, or detailing. The opening at the south bay is smaller than the north bay, allowing some of the façade's flush vertical wood broad siding to be visible **(Figure 6 and Figure 7).** However, the wood boards on the south garage doors do not align with the siding. No permits, historic photographs, or other documentation has been found to indicate which bay is the original design nor when or what changes occurred.

Overall, the garage does not appear as it would have during the district's period of significance due to the demolition of the garage on the neighboring property. Additionally, undated alterations at the primary (east) and rear (west) façades further erode the garage's design to the point where it does not appear to retain integrity as a garage dating to 1911, when it was likely originally constructed.

MATERIALS

The garage does not retain integrity of materials. Roofing materials have been replaced, and the north exterior wall dates to 1996. The north half of the rear (west) façade is also a newer wall **(Figure 10)**. In addition, the primary (east) façade appears to retain only a small area of original flush vertical wood boards, with much of the façade comprised of the two garage doors. It is assumed that at least one pair of the doors is not original, as the two doors do not match in size, proportion, or detailing.

The only other section of original exterior flush vertical wood boards that remains is at the south half of the rear (west) façade **(Figure 9)**. The south façade has vertical wood siding with narrow vertical members and channels, which does not match siding at any other façade. With the exception of the 1996 north exterior wall, no records have been found to indicate when materials at the primary (east), rear (west), or south façades were changed. However, the cumulative effect is that the garage retains very little exterior materials from its original construction, and as such, it has lost integrity of materials.

WORKMANSHIP

The garage also does not retain integrity of workmanship. The simple, utilitarian building has few decorative features that reflect the craft of the original workers. With the extent of the material alterations, little evidence of the original workmanship remains.

FEELING

The garage's feeling as a 1911 residential garage has been eroded with the alterations that have occurred. The building does not have features that visually connect it to the main residence's Craftsman design to convey the feeling that they were constructed at the same time. Additionally, while the building looks aged, it does not strongly or cohesively convey the character of an early twentieth-century residential garage within the district. As such, the garage does not have integrity of feeling.

ASSOCIATION

The garage does retain minimal association as a garage, with the paired garage doors at the primary (east) façade.

Overall, the garage retains integrity of location, setting, and association, but has lost integrity of design, materials, workmanship, and feeling as a 1911 garage for the subject property. As such, it does not appear to retain the physical features that would allow it to qualify as a character-defining feature of the contributing property.

Ancillary Building as a Character-Defining Feature

The detached ancillary building does not appear on the 1922 or 1950 Sanborn fire insurance maps, nor on historic aerial photographs from before 1940, the end of the Old Towne Historic District's period of significance. It first appears in a 1953 aerial photograph. As such, it was constructed outside the district's period of significance and therefore is not considered a character-defining feature of the property.

In addition, the ancillary building is utilitarian in design with no style expressed. It has some features that are similar to those found on the main residence, such as exposed rafter tails and horizontal wood clapboard, but the building overall lacks decorative features that would categorize it as Craftsman in style or as strongly associated with the main residence. It also has vertical wood planks at some exterior walls and plywood over where window openings may have existed. These indicate alterations since the building's construction that have changed the original design and materials.

Overall, the ancillary building fails to meet the threshold to be considered a character-defining feature of the property and the historic district because it was 1) not constructed during the Old Towne Historic District's period of significance (1880-1940), and 2) it retains limited physical features from when it was constructed.

Proposed Project Description

The following proposed description is based on the scope of work described and illustrated in the drawing set for "Purvis Residence, Garage Replacement and Ancillary Building Removal, 220 S. Orange St, Orange 92886" prepared by DSEA, Inc. and printed February 13, 2026.

The project proposes to demolish the existing 338 square-foot garage and 171 square-foot ancillary building, neither of which are considered to be character-defining features to the contributing property as discussed previously in this report. A new two-bay garage would be constructed in the same location as the existing garage, which is too small to accommodate typical modern vehicles. The proposed new garage would be approximately 412 square feet and would maintain a similar orientation, massing, and roof form as the original garage **(Figure 24)**. Landscaping would be installed where the ancillary building is currently located.

The new garage would feature a simple gable roof with Class "A" composite asphalt shingles to match the main residence, and be no more than 10 feet high to the top of the ridge, about two feet lower than the existing garage. Its exterior walls would have 5-inch horizontal wood lap siding, and painted wood trim consistent with the horizontal siding at the main residence. Two 8-foot-wide roll-up sectional wood garage doors are proposed on the east façade, facing the existing driveway, maintaining the historic access pattern from S. Orange Street. The side, south façade would include a wood pedestrian door and pair of hung windows. The design would incorporate modest overhanging eaves, exposed fascia, and simple wood detailing to complement the historic materials and proportions of the main residence. The full drawing set for the project is included in **Exhibit B**.

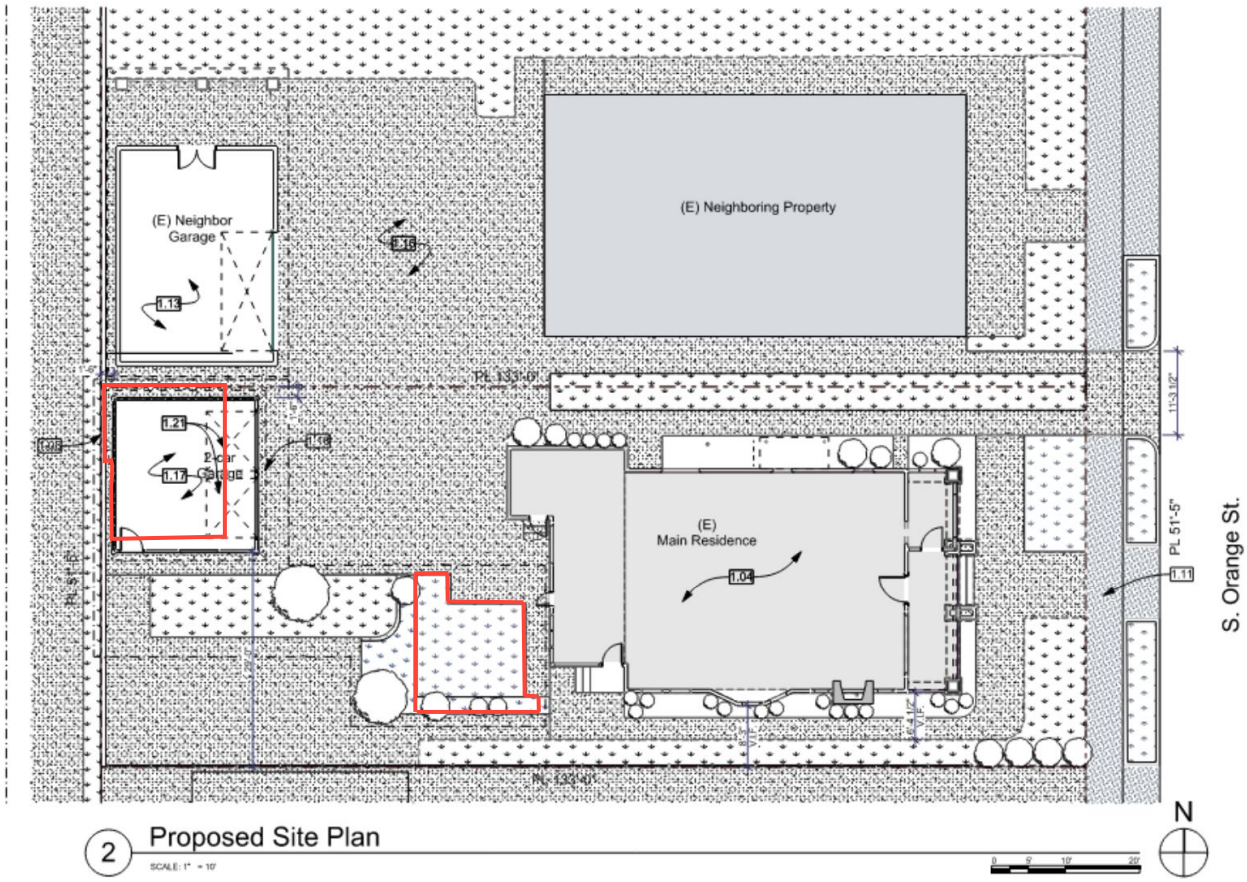


Figure 24. Proposed Site Plan. The approximate footprints of the existing non-historic ancillary building and altered garage are outlined in red. Source: DSEA, Inc., "Purvis Residence, Garage Replacement and Ancillary Building Removal, 220. S Orange Street, Orange, CA 92866," Sheet A-1.0 (February 13, 2026). Edited by Page & Turnbull.

Proposed Project Compliance Analysis

Since the subject property is a contributor to the Old Towne Historic District and the proposed project involves demolition of the existing garage and ancillary building and construction of a new garage, this memorandum reviews the proposed new garage for conformance with the City of Orange Historic Preservation Design Standards (HPDS) and the Secretary of the Interior's (SOI) Standards for Rehabilitation.[3]

CITY OF ORANGE HISTORIC PRESERVATION DESIGN STANDARDS

The relevant sections of the City of Orange Historic Preservation Design Standards include the Standards for Historic Residential Buildings – Garages and Accessory Structures, as summarized in the tables below. A discussion of the proposed project's conformance is provided for the relevant standards.

As the above discussion concluded that neither the existing garage nor ancillary building are character-defining features to the contributing property, standards 1 through 3 do not apply. As such, the proposed new garage is evaluated only against standard 4.

TABLE 1: CONFORMANCE WITH STANDARDS FOR HISTORIC RESIDENTIAL BUILDINGS

Garages & Accessory Structures [4]	Project Conforms?	Discussion
4: New garages and accessory structures should be similar in size, scale, and design to historic garages and accessory structures in the historic districts.	Yes	The new garage would be similar in size, scale, and design to the existing garage. It would be smaller in size and scale to the non-original neighboring garage at 212 S. Orange Street.
4a. A garage attached to a historic house is generally inappropriate. New garage and accessory structures typically should be located behind the rear wall of the historic house.	Yes	The new stand-alone garage would not be attached to the historic house. It would be in the approximate location as the existing garage, which is located behind the rear wall of the historic house at the property's northwest corner.
4b: New garages or accessory structures should not compete visually with the historic residence and should	Yes	At 10 feet high at the gable roof peak, the new garage would be two feet lower in height than the

[3] City of Orange, *Historic Preservation Design Standards*, December 12, 2018; Secretary of the Interior's Standards for Rehabilitation, National Park Service U.S. Department of the Interior.
[4] "Standards for Historic Building Features," *Historic Preservation Design Standards*, (City of Orange, December 12, 2018), 31-34.

be subordinate in height, width, and area in comparison to the existing primary structure.		existing garage. Its approximately 20-foot width and 412 square-foot area is subordinate to the main residence's almost 24-foot height at the roof peak, approximately 30-foot width, and overall 2,100 square -foot area.
4c: Accessory structures may reflect the architectural style of the existing house through similar materials, windows, roof patterns, and simplified architectural details.	Yes	The new garage is simple in design but takes its cues from the main residence in its gable roof form and overhanging eaves. Its exterior materials—horizontal wood siding and wood doors and windows—are similar to those found on the main residence. The proposed new garage doors have a design that is reminiscent of Craftsman style yet simplified to reflect the style of the main residence.
4d: Basic rectangular forms, with simple hip or gable roofs, are appropriate for most new garages and accessory structures.	Yes	The new garage would have the same basic rectangular form and gable roof profile as is typical for the historic garages found in the historic district.
4e: Single-bay garage doors are more appropriate than double-bay garage doors on new structures.	Yes	The new garage would have two single-bay garage doors rather one double-bay door. The design also gives the impression of paired doors that is similar to historic garages found in the historic district

Overall, the proposed project adheres to all of the relevant guidelines for new garages and accessory structures in the Standards for Historic Residential Buildings of the City of Orange Historic Preservation Design Standards.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The City of Orange Historic Preservation Design Standards are based on the Secretary of the Interior's Standards for Rehabilitation (SOI Standards). This section reviews the proposed project for conformance with the SOI Standards, as summarized in the table below. A discussion is provided for relevant standards.

TABLE 4: CONFORMANCE WITH SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Secretary of the Interior's Standards for Rehabilitation [5]	**Project Conforms?**	**Discussion**
1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	Yes	The proposed project would continue the residential use of the property.
2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	Yes	The existing garage does not retain sufficient integrity to be a character-defining feature of the property, as discussed previously in this report. The ancillary building was constructed after the historic district's period of significance, and is also not considered a character-defining feature of the property. As such, their demolition would not be considered removal of historic materials or features that characterize the property. There are no changes proposed to the historic main residence and the overall historic character of the property will be maintained.
3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	Yes	No conjectural features or architectural elements from other buildings would be added to the residence. The proposed new garage does not incorporate extensive Craftsman-style or other historic architectural style detailing that would create a false sense of historical development.

[5] Secretary of the Interior's Standards for Rehabilitation, National Park Service U.S. Department of the Interior.

Secretary of the Interior's Standards for Rehabilitation [5]	Project Conforms?	Discussion
4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	Yes	The property has been altered over time, including partially enclosing the front porch, the rear addition, and exterior staircase at the main building, and adding the detached ancillary building, but none of these alterations have acquired historic significance in their own right. Demolishing the ancillary building would not be removing an alternation that has gained significance.
5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Yes	The main residence's distinctive features, including the gable roof, large gable dormer, wood clapboard siding, and wood windows, would be preserved in the proposed project. As previously discussed, the existing garage and ancillary building are not character-defining features. As such, their demolition would not remove distinctive features, finishes, construction techniques, or examples of craftsmanship from the property.
6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	N/A	The proposed project does not include any work on historic features or materials. As such, Standard 6 is not applicable to this project.
7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	N/A	The proposed project does not include any physical or chemical treatments to historic materials or finishes. As such, Standard 7 is not applicable to this project.
8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	N/A	No extensive excavation appears to be required to construct the new garage. As such, Standard 8 is not applicable to this project.

Secretary of the Interior's Standards for Rehabilitation [5]	Project Conforms?	Discussion
9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Yes	The existing garage does not retain sufficient integrity and the ancillary building was constructed after the historic district's period of significance. As such, they are not considered historic materials that characterize the property. The new garage would be compatible with the historic property as it is smaller in massing, size, and scale than the main residence. It would use similar materials as found on the main residence, including horizontal wood siding and wood doors and windows. It is differentiated from the existing garage in its slightly larger area that accommodates two modern vehicles. In addition, its use of contemporary materials and roll-up sectional wood garage doors helps to differentiate the garage as new construction at the property.
10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Yes	There are no changes proposed to the historic main residence. The construction of a new detached garage would not impair the essential form and integrity of the historic property if removed in the future.

As the above analysis demonstrates, the proposed project, as currently designed, complies with all relevant the Secretary of the Interior's Standards for Rehabilitation. According to CEQA Guidelines Section 15126.4(b)(1), if a project complies with the Standards for Rehabilitation, the project's impact "would generally be considered mitigated below a level of significance and thus is not significant." Therefore, as currently designed, the proposed project would likely not result in project-specific impacts, and it does not appear that the project has the potential to cause a substantial adverse change to the historical resource as defined by CEQA.

Conclusion

As the above analysis demonstrates, the proposed project, as currently designed, complies with general guidance provided by the *Secretary of the Interior's Standards for Rehabilitation*. Page & Turnbull finds the project also complies with the City of Orange Historic Preservation Design Standards, Standards for Historic Residential Buildings related to Garages and Accessory Structures.

EXHIBITS

Exhibit A – 2005 DPR Form, 220 S. Orange Street

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

Primary # 30-159080
HRI # 038446
Trinomial ORA
NRHP Status Code 1D
Other Listings:
Review Code: **Reviewer:** **Date:**

***Resource Name or #:** (Assigned by Recorder) ORANGE_S_220__APN_390-391-08

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 220 - S ORANGE ST ,# **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

A one and one-half story Craftsman house with a single-gable roof, side-facing gables and wide lap siding. A gable roof dormer on the front is ornamented with cross-ties on the bargeboard and ornamental purlins. The main roof extends forward to form the porch overhang supported by wide tapered piers. It appears that half of the porch has since been enclosed.

***P3b. Resource Attributes:** (List attributes and codes) (HP2)--Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**

1911

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**
April, 2005

***P10. Survey Type:** (Describe)
Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California - The Resources Agency **Primary #** 30-159080
DEPARTMENT OF PARKS AND RECREATION **HRI #** 038446
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 1D

 ***Resource Name or #:** (Assigned by Recorder) ORANGE_S_220__APN_390-391-08

B1. Historic Name: Judge Christian C. Stoner House

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Craftsman

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1911 ☑ Historic ☐ Prehistoric ☐ Both

It appears that half of the porch has since been enclosed.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

As of 1919 and perhaps earlier, the owner of the house was Judge Christian C. Stoner. Mr. Stoner was reared in Indiana and served in the Civil War. He taught school and was elected to the Kansas State Legislature later. He then became Justice of the Peace and a Probate Judge there. In 1919, he came to Orange and bought an orange grove near El Modena. He then became a City Trustee and Acting Mayor for four years.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

***Resource Name or #:** (Assigned by Recorder) ORANGE_S_220__APN_390-391-08

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LDR **# of Buildings:**

Planning Zone: R-4 **# of Stories:** 2

Lot Acre: 0.1492 **# of Units:** 2

Principal Building Sqft: 2000



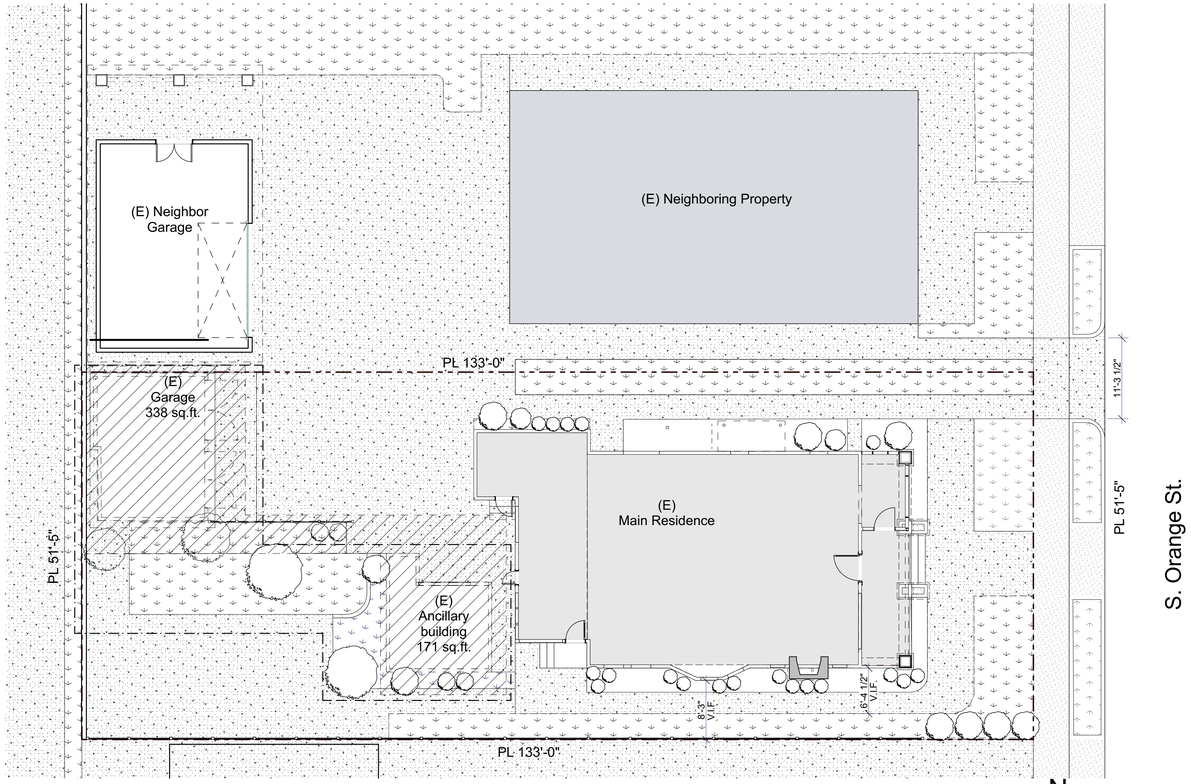
B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

Exhibit B – Proposed Project Drawings

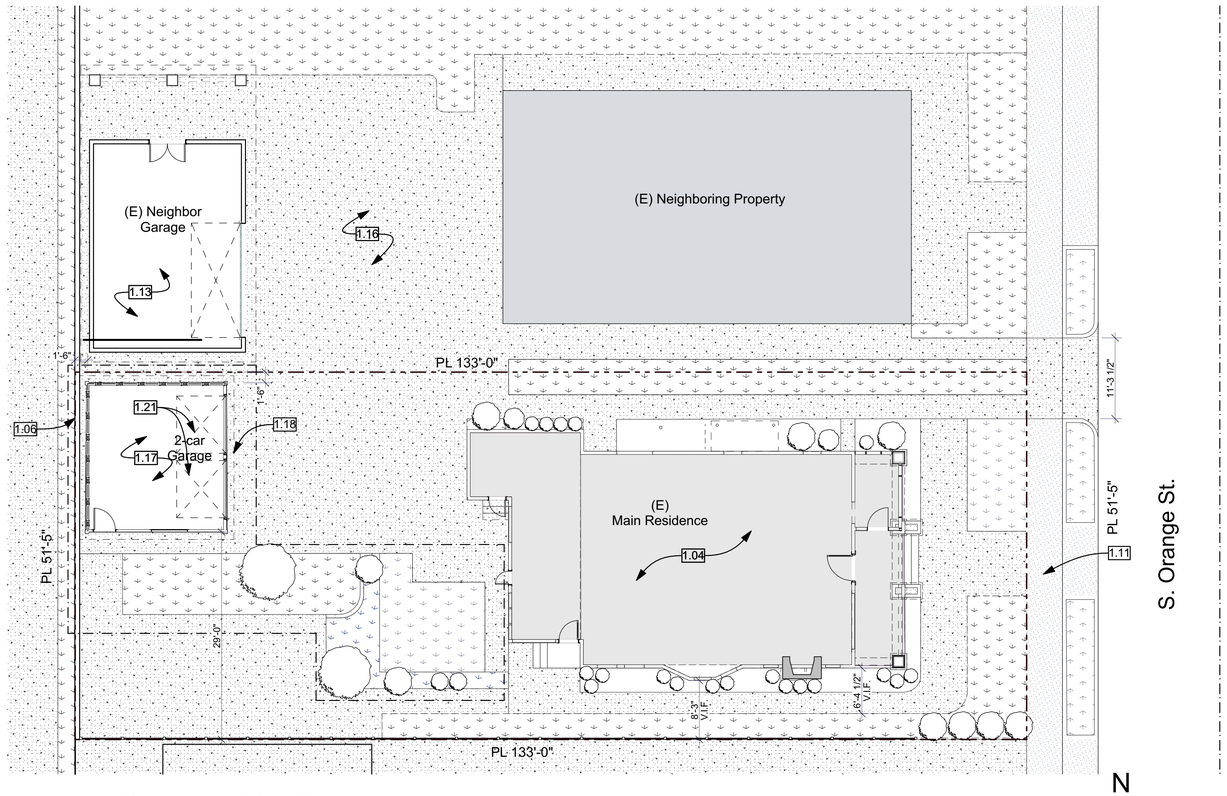
The “Purvis Residence, Garage Replacement and Ancillary Building Removal, 220 S. Orange St, Orange 92886” drawing set was prepared by DSEA, Inc. dated February 13, 2026.



1 Existing/Demolition Site Plan

SCALE: 1" = 10'

0 5' 10' 20'



2 Proposed Site Plan

SCALE: 1" = 10'

0 5' 10' 20'

Site Plan Legend

- (E) Landscaping to remain.
- (E) Landscaping to be removed.
- (E) Concrete to remain.
- Property Line
- Proposed landscaping per owner direction.
- (E) Construction to be removed
- (E) Tree to remain.

Site Plan Keynotes

1.04	(E) Main residence, not in contract
1.06	(E) 6' high masonry wall to remain
1.11	(E) Conc. sidewalk in public right of way
1.13	(E) Adjacent garage on the neighboring property.
1.16	(E) Conc. driveway on neighboring property
1.17	(N) Garage at a total square footage at 406 SF
1.18	Proposed overhead 1'-0" roof overhang
1.21	(N) Overhead sectional door

Sheet Index

A-1.0	Existing Site Plan, Proposed Site Plan and Project Information
A-2.0	Existing and Proposed Floor and Roof Plan
A-3.0	Existing / Demolition Exterior Elevations
A-4.0	Proposed Exterior Elevations
A-4.1	Proposed Exterior Elevations
A-5.0	Proposed Garage Accessory Structure Details
A-6.0	Perspective Renderings
A-7.0	Existing Conditions Photographs

Vincinity Map



Project Directory

OWNER:
Kevin Purvis
220 S. Orange St.
Orange, CA 92868
EMAIL: kevin.purvis@gmail.com
PHONE: (310) 433-1075

ARCHITECT:
DSEA Inc.,
143 S. Olive St.
Orange, CA 92868
OFFICE PHONE: (714) 639-3958
EMAIL: dely@dseainc.com
CONTACT: Douglas Ely

CONSULTANT:
Company: Page & Turnbull
Address: 523 W. 6th Street, Suite 1013
City, County: Los Angeles, CA 90014
OFFICE PHONE: (213) 221-1200
CONTACT: Christina Dikas Brobst, Principal
EMAIL: dikas@page-turnbull.com
CONTACT: Stacy Kozakavich, Project Manager
EMAIL: kozakavich@page-turnbull.com
CONTACT: Amanda Commins, Cultural Resources Planner
EMAIL: commins@page-turnbull.com

Project Data (continue)

PROPOSED AREA:	Proposed Garage	412 sq.ft.
	(E) Residence	2,107 sq.ft.
	Total	2,519 sq.ft.
OPEN SPACE:	1,560 sq.ft. > 900 sq.ft.	
FLOOR / AREA RATIO:	2,519sq.ft. / 6,850 sq.ft.= .36	
LOT COVERAGE:	2,519 sq.ft. / 6,850 sq.ft.= .36	

Project Data (continue)

OWNER:	Purvis Residence
APPLICANT:	DSE Architecture Inc. 143 S. Olive St. Orange, CA 92866 Contact: Doug Ely Phone: (714) 639-3958 Email: Dely@dseainc.com
PROJECT ADDRESS:	220 S. Orange St. Orange, CA 92866
PROJECT DESCRIPTION:	The proposed project involves the demolition of an existing substandard detached garage and adjacent ancillary building and the construction of a new two-car garage located within the Old Towne Orange Historic District. The existing garage is approximately 338 square feet in size and is considered a non-contributing structure to the historic character of the property. Due to its limited size and condition it is unable to accommodate a standard modern vehicle and does not meet the functional needs of the property. The replacement garage is proposed to be approximately 412 square feet and will be designed in compliance with the Old Towne Design Standards. The design will be consistent with the architectural character and historic context of the neighborhood and drivers it's style from the former garage which used to occupy this location before it was partially removed for the neighboring property to built their garage. This project aims to enhance the functionality of the property while respecting the historic integrity of the district. Several neighboring properties have undertaken similar garage replacements in past years, setting a local precedent for compatible upgrades.
APN#:	390-391-08
ZONE:	R-1-6
EXISTING LOT AREA:	6,838 sq. ft.
PROPOSED USE:	No change to existing use
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V8 (Non-Sprinklered)
PARKING:	(2) Enclosed garage parking spaces
STORIES:	(E) (1 -1/2) Story Residence Proposed Accessory Unit: (1) Story
EXISTING AREA:	(E) 1st Floor Residence 1,239 sq.ft. (E) 2nd Floor Residence 868 sq.ft. (E) Ancillary building 171 sq. ft. (E) Garage 338 sq.ft. Total 2,616 sq.ft.

DSEA ARCHITECTURE | PLANNING | 3D MODELING
143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Sheet Index, Project Data, Vincinity Map, Existing and Porposed Site Plan

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Printed on 2/13/2026

Plotted on 2/13/2026 at 12:59 PM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Archive\906 Purvis Residence Garage Option 1 BN 10.06.2025.(old).pln

A-1.0

Demo / Proposed Floor / Roof Plan Keynotes

1.06	(E) 6' high masonry wall to remain
1.18	Proposed overhead 1'-0" roof overhang
2.06	(N) Sectional wood door. Refer to Garage Door Specification
2.07	Line of sectional overhead door
2.08	(E) Hinged door to be removed
2.09	(E) Hinged door to be removed. Set inside fixed large panel door.
2.10	(E0 Fence to be removved.
2.11	(E) Exterior stairway to 2nd floor
2.12	(N) Door
2.13	(N) Window
4.01	Class 'A' min. composite asphalt shingles installed per ICC-ESR 1389. Match to (E) residence roof style & color
4.03	Dashed line represents outline of the building

Roof Plan Legend

Install Class 'A' comp. asphalt shingles o/ (2) layers #30 roofing felt per ICC-ESR 1389

(E) Garage / Shed to be removed.

Floor Plan Legend

Non-rated ext. wall assembly. 8" horizontal lapped siding o/ 1/2" plywood o/ 2x4 wood studs @ 16"o.c. w/ R-13 batt insul. w/ 5/8"gyp. bd @ int. Refer to elevations for finish information.

Existing wall to remain

1 Hr rated wall assembly. 2x4 wood studs @ 16" o.c. with 5/8" Type 'X' gypsum board on the interior side and 1/2" gypsum board on both sides. Exterior sheathing to be plywood with 8" exposure wood siding. Refer to elevations for finish details.

Existing wall to be demolished.

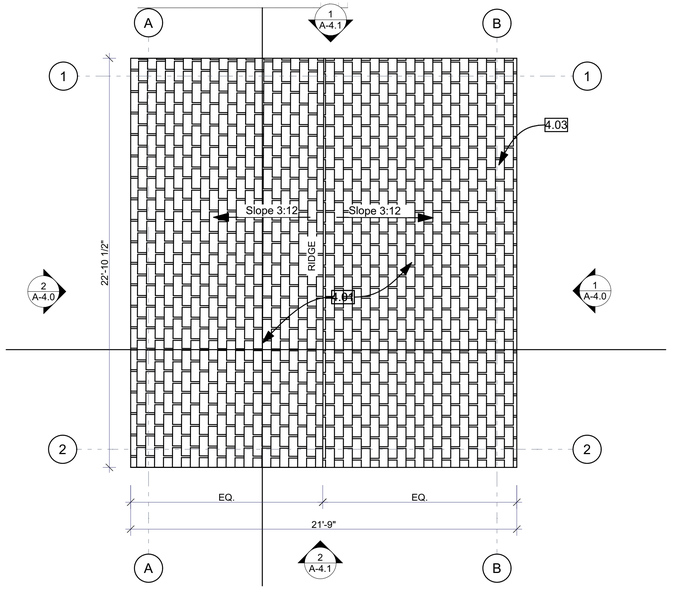
Window. Refer to Window Schedule for more information.

Door. Refer to Door Schedule for more information.

Garage Door Specification

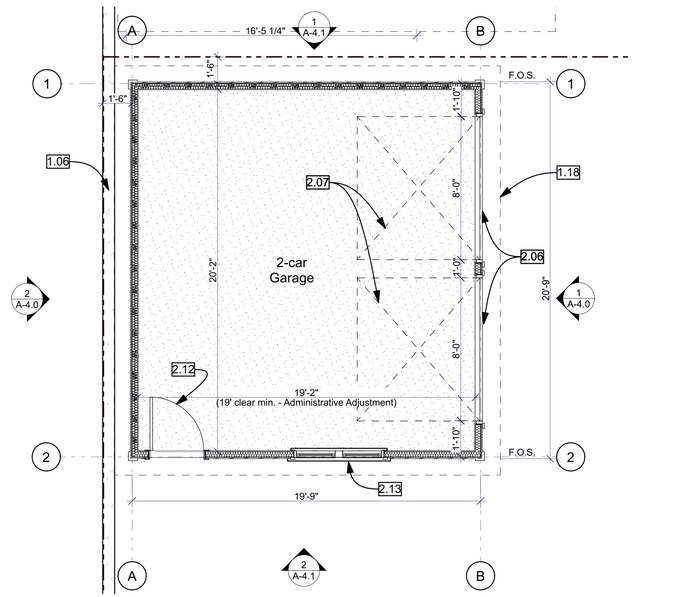


Door Description: Custom Wood Sectional garage doors with wood stained finish. Each section is sheared with Mahogany plywood and insulated with an R- Value of 6.1. Manufacture by Ziegler Door Custom, serial number GDWT-11



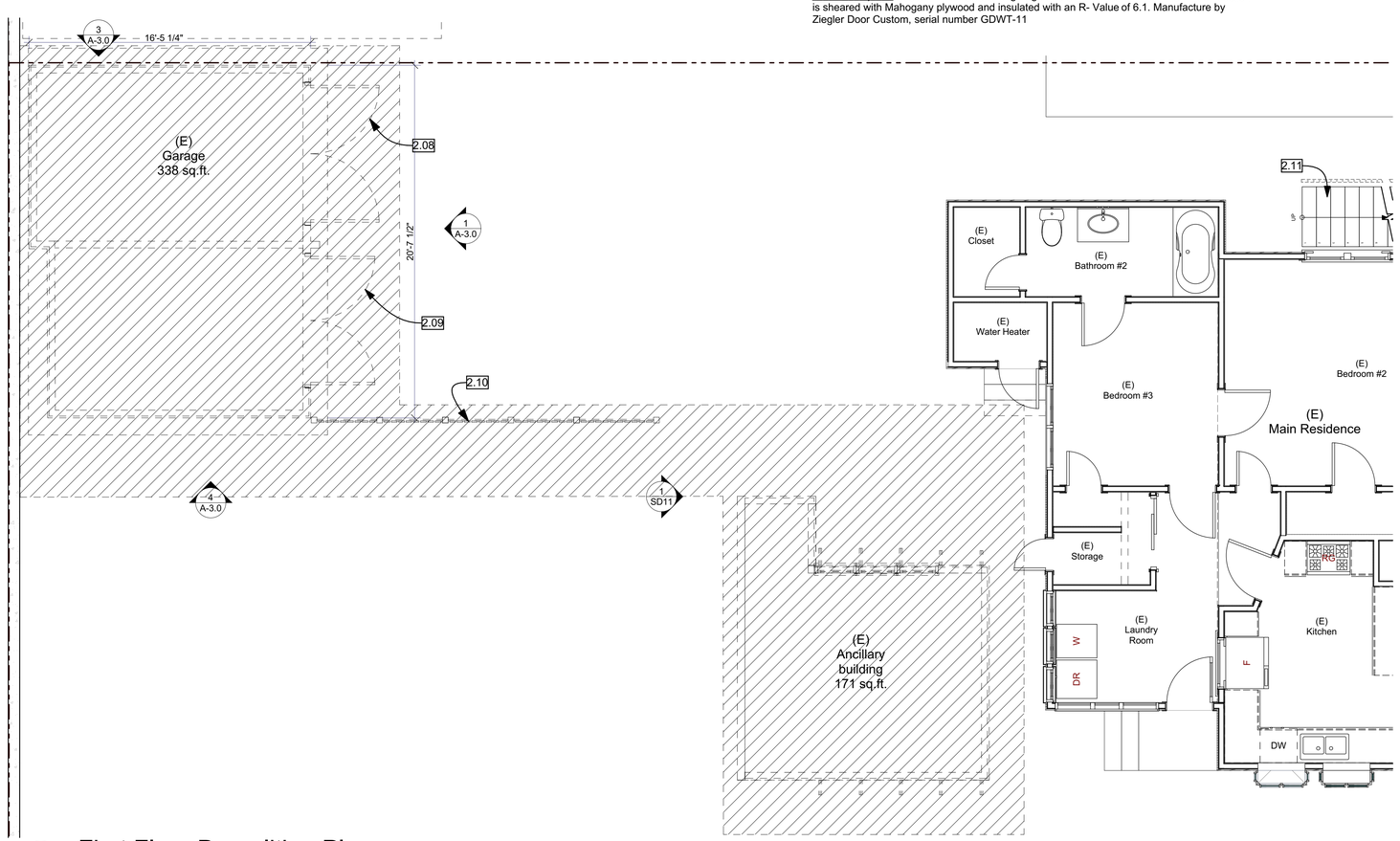
1 Proposed Roof Plan

SCALE: 1/4" = 1'-0"



2 Propsed Garage Floor Plan

SCALE: 1/4" = 1'-0"



3 First Floor Demolition Plan

SCALE: 1/4" = 1'-0"

DSEA
ARCHITECTURE \ PLANNING \ 3D MODELING

143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Existing and Proposed Floor and Roof Plan

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Printed on 2/13/2026

A-2.0

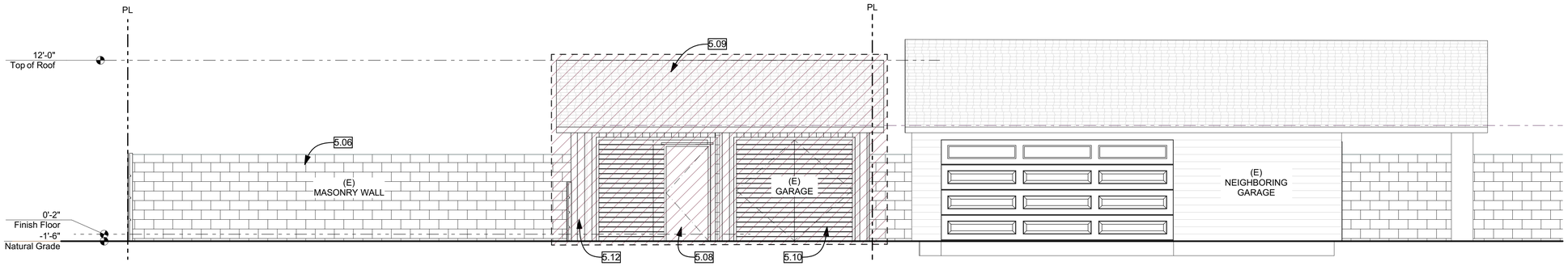
Plotted on 2/13/2026 at 12:59 PM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Archive\906 Purvis Residence Garage Option 1 BN_ 10.06.2025.pln[.pln

Existing / Demo Legend

(E) Garage / Shed to be removed.

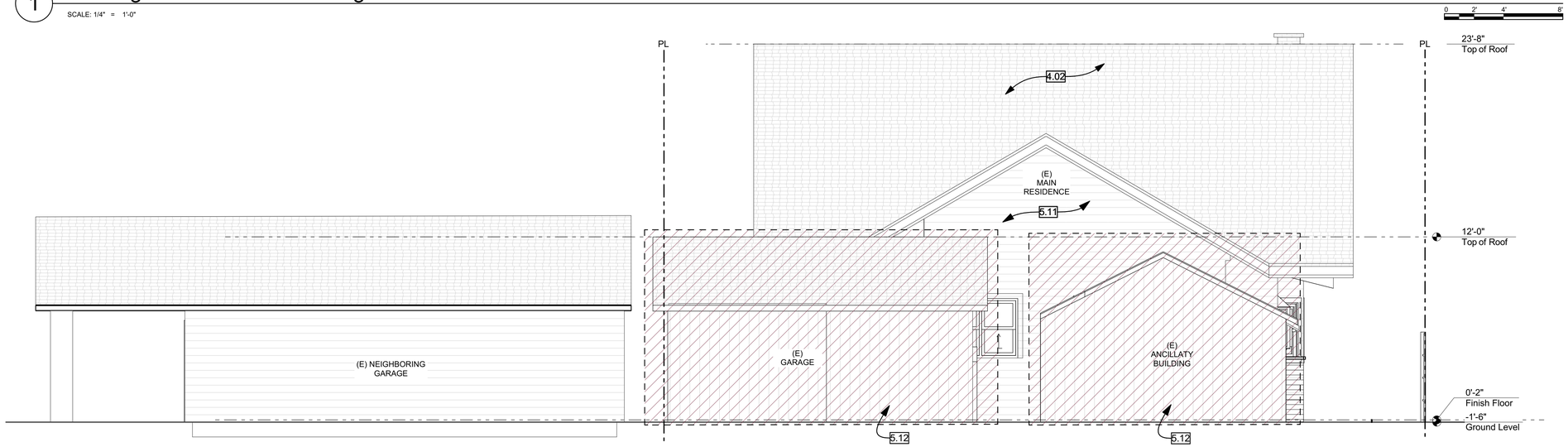
Exterior Elevation Keynotes

4.02	(E) Composite aspahlts shingles roof to remain
5.06	6' High existing masonry wall to remain
5.08	(E) Man door cut into fixed
5.09	((E) Composite Asphalt shingles roof to be removed
5.10	(E) 8'-0" wide X 6'-8" height double door to be removed
5.11	(E) Horiz. wood siding w/ 4" exposed to remain
5.12	(E) Vertical wood siding w/ 6" exposed to be removed



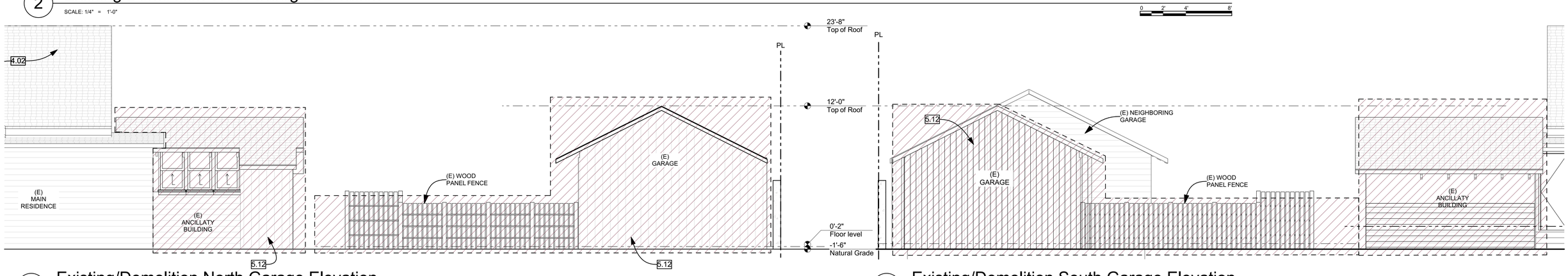
1 Existing/Demolition East Garage Elevation

SCALE: 1/4" = 1'-0"



2 Existing/Demolition West Garage Elevation

SCALE: 1/4" = 1'-0"



3 Existing/Demolition North Garage Elevation

SCALE: 1/4" = 1'-0"

4 Existing/Demolition South Garage Elevation

SCALE: 1/4" = 1'-0"

DSEA
ARCHITECTURE | PLANNING | 3D MODELING

143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Existing / Domolition Exterior Elevations

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

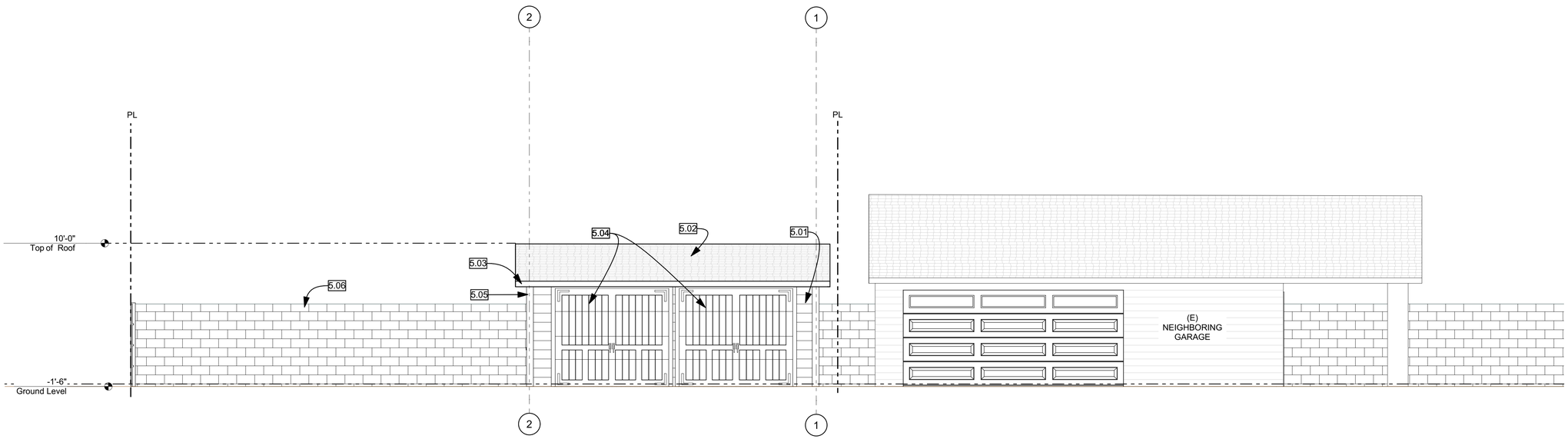
Plotted on 2/13/2026 at 12:59 PM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Archive\906 Purvis Residence Garage Option 1 BN 10.06.2025 (old).pln

Printed on 2/13/2026

A-3.0

Exterior Elevation Keynotes

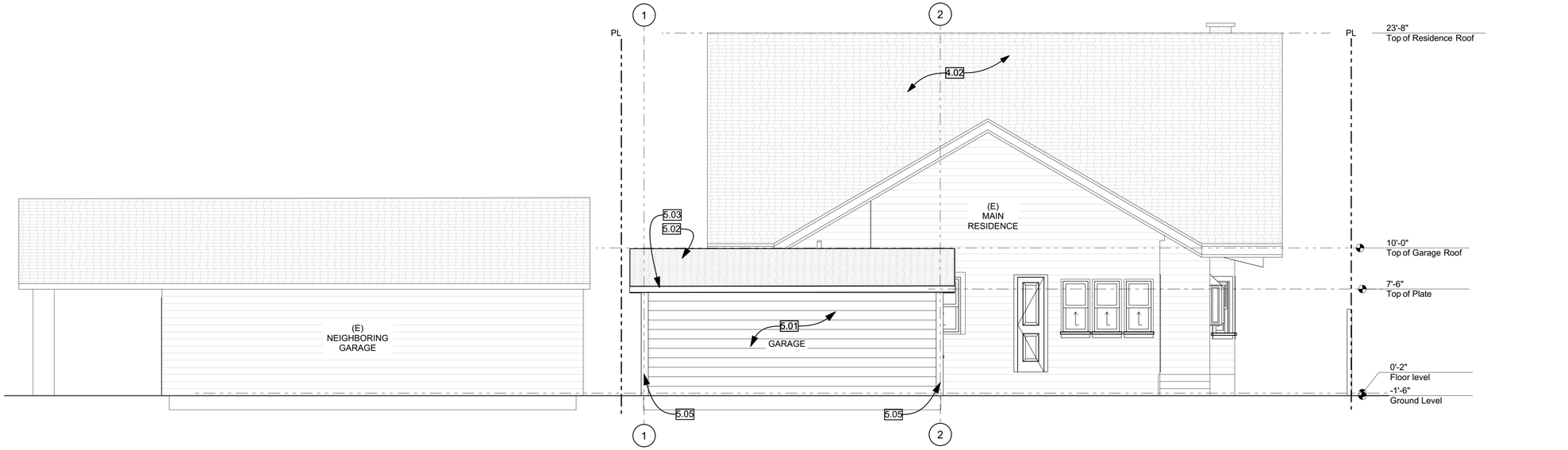
4.02	(E) Composite aspahlts shingles roof to remain
5.01	Horiz. wood siding with 5" exposed painted white o/ 2 layers grade D bldg paper, typ.
5.02	Class 'A' min. composite asphalt shingles installed per ICC-ESR-1389
5.03	2x8 Wood fascia mounted to eave, typ.
5.04	(2) 8' x 6'-8" Garage door, refer to Garage Door Specification on Sheet A-2.0
5.05	6" X 6" wide wood trim at corner, typ.
5.06	6' High existing masonry wall to remain



1 Proposed East Garage Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 Proposed West Garage Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

DSEA
ARCHITECTURE \ PLANNING \ 3D MODELING

143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Proposed Exterior Elevations

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

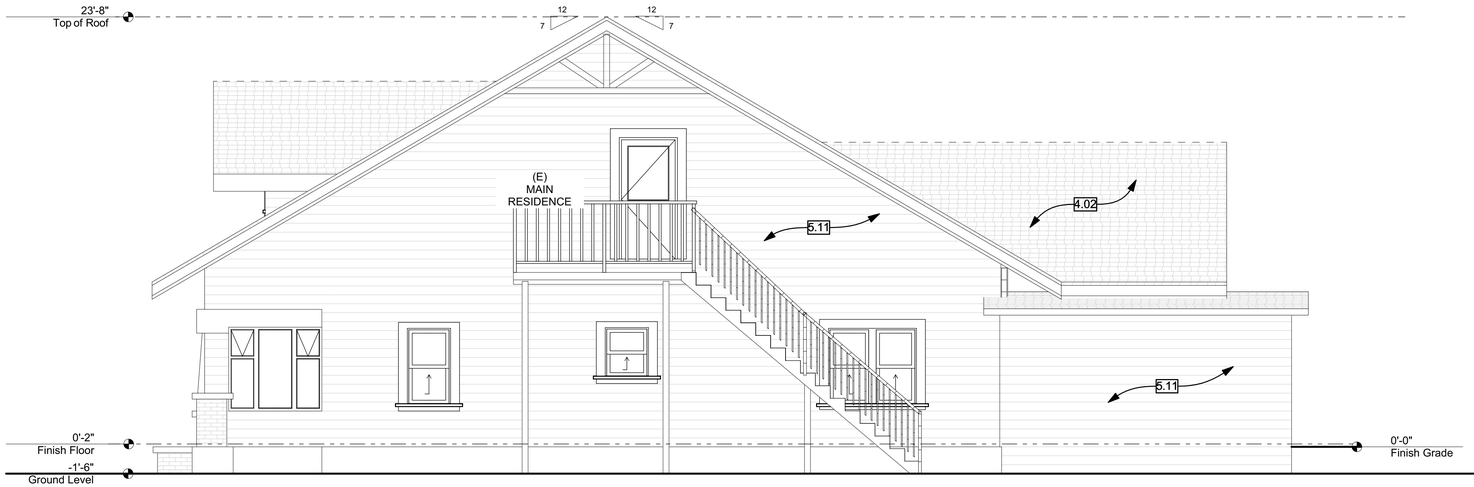
Printed on 2/13/2026

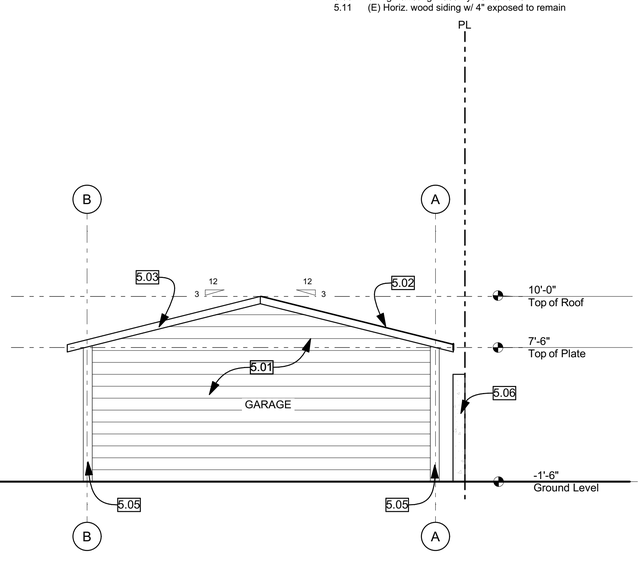
A-4.0

Plotted on 2/13/2026 at 12:59 PM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Archive\906 Purvis Residence Garage Option 1 BN 10.06.2025.pln

Exterior Elevation Keynotes

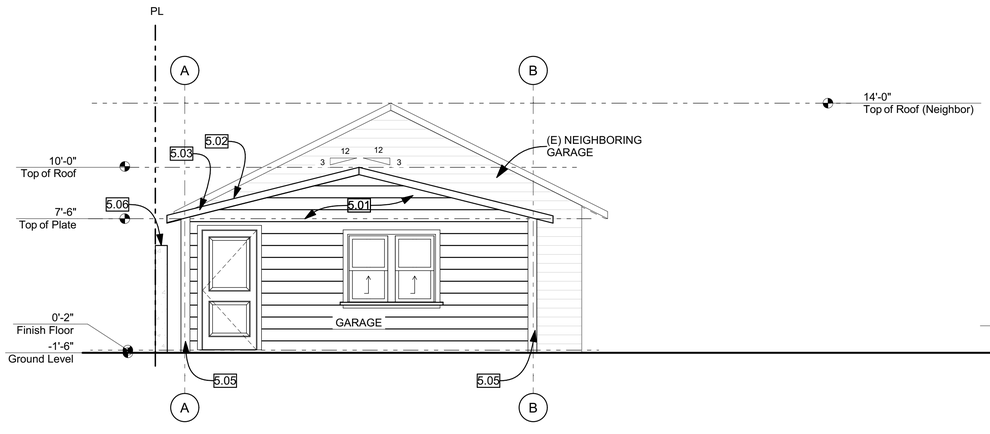
4.02	(E) Composite aspahlts shingles roof to remain
5.01	Horiz. wood siding with 5" exposed painted white o/ 2 layers grade D bldg paper, typ.
5.02	Class 'A' min. composite asphalt shingles installed per ICC-ESR-1389
5.03	2x8 Wood fascia mounted to eave, typ.
5.05	6" X 6" wide wood trim at corner, typ.
5.06	6' High existing masonry wall to remain
5.11	(E) Horiz. wood siding w/ 4" exposed to remain

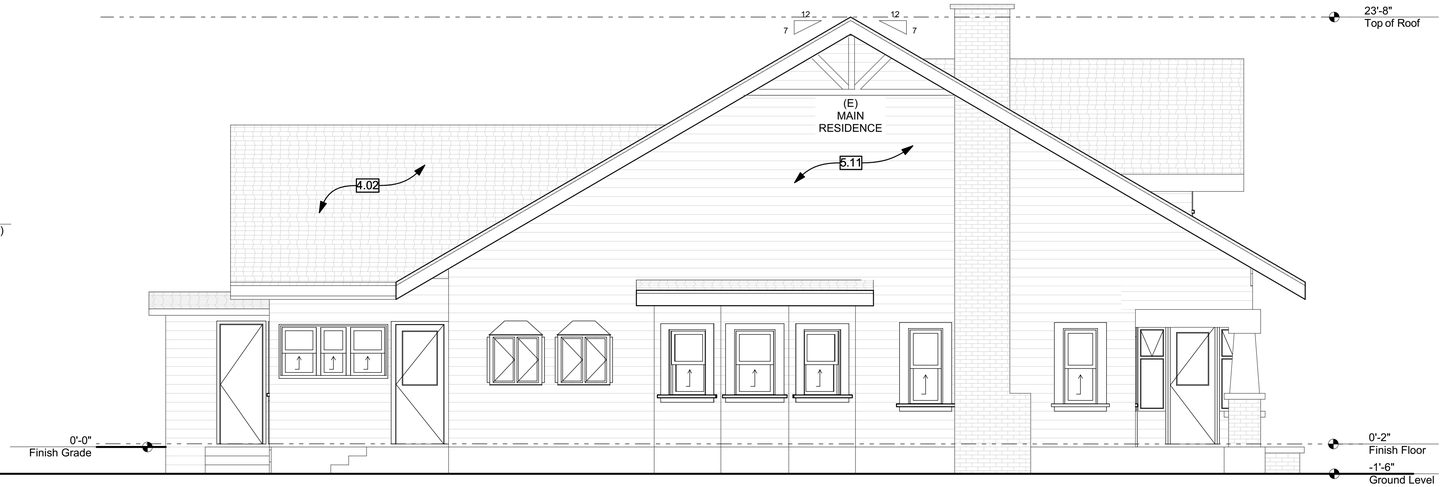




1 Proposed North Garage Elevation

SCALE: 1/4" = 1'-0"





2 Proposed South Garage Elevation

SCALE: 1/4" = 1'-0"

DSEA
ARCHITECTURE \ PLANNING \ 3D MODELING

143 S. Olive Street
Orange, CA 92866
Contact Phone No.
#Contact E-mail

Proposed Exterior Elevations

Purvis Residence

Garage Replacement and Ancillary Building Removal

220 S Orange St Site Full Address 2 Orange CA 92866

Printed on 2/13/2026

Plotted on 2/13/2026 at 12:59 PM P:\906 Purvis Residence Addition - 220 S Orange\906 BIM-CAD Files\906 ArchiCAD Models\906 Archive\906 Purvis Residence Garage Option 1 BN 10.06.2025 (old).pln

A-4.1

Construction Chronology & Prior Alterations

Permit records on file with the City of Orange for 220 S. Orange Street do not include new construction permits for the garage or ancillary building, though some records are not legible. The DPR form for the property lists the main residence's construction date as 1911, and it is assumed the existing garage is from the same date. The main residence and garage appear on the 1922 Sanborn map, though no ancillary building is seen **(Figure 18)**. The same condition remains in the 1950 Sanborn map **(Figure 19)**.

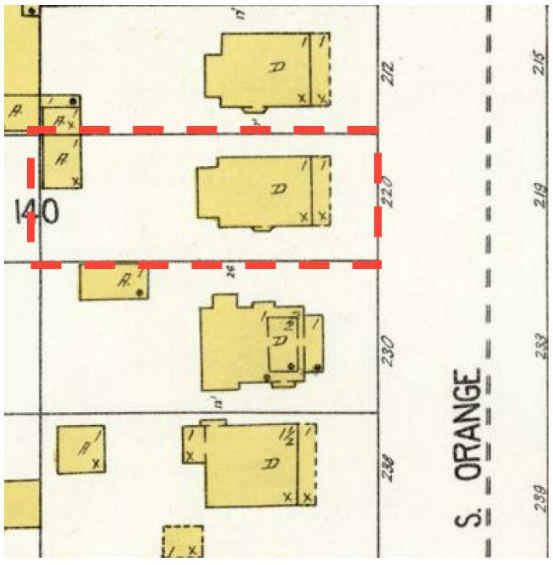


Figure 18. Sanborn Company map dated 1922, with location of 220 E. Orange Street, identified by a dashed red outline. Source: Los Angeles Public Library. Edited by Page & Turnbull.

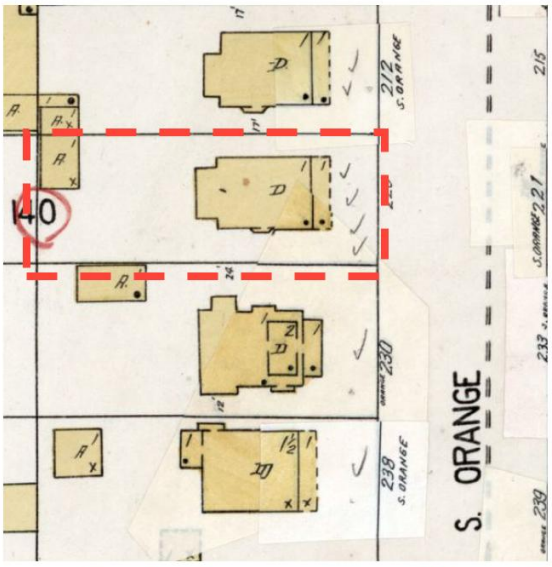


Figure 19. Sanborn Company map dated 1950, with location of 220 E. Orange Street, identified by a dashed red outline. Source: Los Angeles Public Library. Edited by Page & Turnbull..

Observed alterations to the primary residence include enclosure of the front porch, adding an exterior staircase on the north façade and a small, rear one-story addition. In historic aerial photographs up to 1947, a tree is seen at the rear of the main residence, where the ancillary building is currently located **(Figure 20)**. The detached ancillary building first appears on a 1953 aerial photograph behind the residence in its existing location **(Figure 19)**.

Agenda Item

Design Review Committee

Item #: 4.4. 5/20/2026 **File #:** 26-0293

TO: **Chair and Members of the Design Review Committee**

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Alyssa Jurkevics, Planning Technician**

1. SUBJECT

A request for the adaptive reuse of two existing vacant buildings designated as contributors within the Old Towne Historic District to accommodate a new restaurant with walk-up window service and full bar, known as The Win~Dow (Design Review No. 25-0025).

2. SUMMARY

A request for the adaptive reuse of two existing vacant buildings designated as contributors within the Old Towne Historic District to accommodate a new restaurant with walk-up window service and full bar, known as The Win~Dow. Building A, located in the northeast portion of the site, will house the kitchen, and restrooms. Building B, located on the western side of the property, will house the bar with food service. Outdoor dining will be available throughout the remainder of the property. In total, the restaurant will provide 225 dining seats and 16 bar seats, which are all located outdoors, and an activity/play area for patrons.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0025 with staff recommended conditions.

4. BACKGROUND INFORMATION

Applicant: Candice Jordan

Owner: Sixth & Pine Development LLC

Property Location: 237 W. Chapman Avenue

General Plan Designation: Old Towne Mixed Use 15 (OTMIX15)

Zoning Classification: Old Towne Mixed Use 15

Existing Development: Contemporary post-war development commercial building

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The project request is to rehabilitate and adaptively reuse a historic property as a full-service outdoor restaurant and bar, including a new kitchen and restrooms. The property consists of two one-story utilitarian buildings (Buildings A and B) arranged around a surface parking lot. The site was previously operated as an automotive fuel filling station with related services.
To accommodate the proposed use, exterior alterations are proposed to both Buildings A and B. These improvements are limited to selective fenestration modifications to provide new building access, ventilation, and walk-up counter service, as well as branding signage, landscaping, and other site improvements.

6. EXISTING SITE

The project site located at 237 West Chapman Avenue occupies a flat rectangular parcel at the northeast corner of West Chapman Avenue and North Lemon Street totaling an area of 10,887 square feet. It was improved with a superstation built in 1924 by the Standard Oil Company. The superstation is composed of two freestanding utilitarian buildings arranged around an irregularly-shaped asphaltic surface parking lot. Building A located at the rear (northeastern corner) served as the auto services building with an attached canopy.. While Building B located at the front (southwest corner) of the property served as the filling station with two attached canopies.

Building A has an L-shaped plan and has a concrete founation, concrete block perimeter walls finished with smooth cement plaster and shallow flat parapet adorned with a Streamline Moderne stepped metal cornice. Fenestration consists of fully glazed fixed metal windows, divided-lite fixed metal transom windows, divided-lite metal hopper windows, partially glazed paired wood entry doors, and two partially glazed wood single service doors. Similary, Building B has an L-shaped plan with a concrete foundation and metal panel perimeter walls along with a shallow flat parapet.

There is an existing pole sign located at the southeast corner with a metal box with applied vinyl lettering reading “Hoffman Radiator Service”. Other site features includes a metal fence along the street frontage with driveway gates, mature street trees, a brick planter, and a brick monument sign with applied metal lettering of ”Orange Plaza Historic District”.

7. EXISTING AREA CONTEXT

The project site occupies lots 19 and 20, block D, Town of Orange Tract in the City of Orange. The property is a block away from the Old Towne Plaza and the surrounding zone is Old Towne Mixed Use-15 and Old Towne Mixed Use-24 (SP). The project is also within the Santa Fe Depot Specific Plan area. There are two adjacent buildings abutting the north and east sides of the property; one-story commercial building built in 1926 (223 W. Chapman Avenue) and one-story commercial building built in 1940 (121 N. Lemon Street).

8. ANALYSIS OF THE PROJECT

Building A (Auto Services Building and Attached Canopy)

The project proposes the adaptive reuse of Building A as a kitchen with walk-up counter service, along with the construction of new restrooms within the footprint of an existing canopy, which will be enclosed. Exterior alterations include infilling the existing garage bays on the west façade with new wood windows and a door, finished in cement plaster to match the existing building, as well as

infilling an existing door to accommodate the new restrooms, which will be constructed above the canopy slab and remain structurally independent. Additional improvements include a cantilevered wrap-around service counter along the south and west façades, new wood windows on the south façade, rooftop mechanical equipment screened from public view, cabinet signage on the south and west façades, and a rotating pole sign mounted on the roof.

Building B (Filling Station and Two Attached Canopies)

Building B would be adaptively reused as a bar with walk-up counter service that includes exterior alterations along the south and west façades. On the south and west façades, the project will retain the existing metal window and transom frames while removing the original glazing and install new tempered glazing within the existing openings. Existing door openings, including a double door on the south façade and service doors on the west façade, will be modified with new metal windows and panels designed to match the building. These updates are complemented by the addition of a cantilevered wrap-around service counter along both façades, supporting the building's new walk-up service use. Additionally, the existing concrete slab beneath the east canopy will be removed and replaced with new pavers within the same footprint, while the slab beneath the south canopy will be replaced with a new concrete slab designed to meet accessibility requirements and accommodate a new queue railing. The non-original metal security doors at the existing vehicle entrances on the east canopy will also be removed and replaced with new glazed metal roll-up doors, creating an indoor/outdoor seating area.

Landscape and Site Improvements

As part of the property's adaptive reuse, the project includes landscape and site improvements while retaining the existing street trees, pole sign, and brick monument sign. The proposal incorporates decomposed granite (DG) over the existing non-original asphalt surface, along with new in-ground planters, in-ground lighting, and movable potted plants and furniture within the former parking lot area.

However, staff has concerns regarding the durability of DG in high-traffic areas and therefore recommends a condition requiring the use of concrete or another more stable surface along primary pathways and at service and entry points, allowing DG to remain in lower-traffic areas where it is less likely to be disturbed.

Additional site improvements include installation of a new perimeter fence along West Chapman Avenue and North Lemon Street, as well as a new trash enclosure located at the northwest corner of the parcel.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the

project involves the restoration and rehabilitation of an existing, deteriorated structures to meet current standards of public health and safety. Additionally, the project is also exempt under Section 15331 (Class 31 - Historical Resource Restoration/Rehabilitation), as it includes the rehabilitation of a historic resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

   The proposed project is in conformance with the HPDS as the adaptive reuse of the existing vacant superstation would retain sufficient integrity to remain a contributing property within the Old Towne Historic District and the Old Towne Orange Local Historic District. The Project would retain and repair in-kind the majority of historic materials on Buildings A and B. Materials determined to be deteriorated beyond repair would be replaced in-kind.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).

   Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. As conditioned, the proposed adaptive reuse of the superstation as a restaurant and bar is compatible with the building in its size, design, and materials, and will not negatively impact the streetscape of the Old Towne Historic District.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

   The proposed project conforms to the prescriptive standards and design criteria set fourth in the HPDS for Old Towne and Orange Municipal Code Section 17.17, as the proposed adaptive reuse embodies elements of design, detail, and materials that represent architectural innovation of an underutilized vacant historic property.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved May 20, 2026, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has

been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0025, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. Prior to issuance of building permits, the project plans shall be revised to reduce the areas of decomposed granite (DG) to the maximum extent feasible, allowed only in areas of low pedestrian traffic and not to include entry or exit paths on or off the site. High traffic areas, such as pathways to service areas and entrances shall be decorative hardscape such as pavers, concrete, or similar material.

4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

5. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.

7. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans
- Attachment 4 Historic Assessment Report
- Attachment 5 Project Narrative
- Attachment 6 Historic Site Photo Texaco Station 1935
- Attachment 7 Trip Generator
- Attachment 8 HRA Mechanical Screen Memo
- Attachment 9 Phase-1 Environmental Site Assessment

Agenda Item

Design Review Committee

Item #: 4.4. 5/20/2026 **File #:** 26-0293

TO: **Chair and Members of the Design Review Committee**

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Alyssa Jurkevics, Planning Technician**

1. SUBJECT

A request for the adaptive reuse of two existing vacant buildings designated as contributors within the Old Towne Historic District to accommodate a new restaurant with walk-up window service and full bar, known as The Win~Dow (Design Review No. 25-0025).

2. SUMMARY

A request for the adaptive reuse of two existing vacant buildings designated as contributors within the Old Towne Historic District to accommodate a new restaurant with walk-up window service and full bar, known as The Win~Dow. Building A, located in the northeast portion of the site, will house the kitchen, and restrooms. Building B, located on the western side of the property, will house the bar with food service. Outdoor dining will be available throughout the remainder of the property. In total, the restaurant will provide 225 dining seats and 16 bar seats, which are all located outdoors, and an activity/play area for patrons.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0025 with staff recommended conditions.

4. BACKGROUND INFORMATION

Applicant: Candice Jordan

Owner: Sixth & Pine Development LLC

Property Location: 237 W. Chapman Avenue

General Plan Designation: Old Towne Mixed Use 15 (OTMIX15)

Zoning Classification: Old Towne Mixed Use 15

Existing Development: Contemporary post-war development commercial building

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The project request is to rehabilitate and adaptively reuse a historic property as a full-service outdoor restaurant and bar, including a new kitchen and restrooms. The property consists of two one-story utilitarian buildings (Buildings A and B) arranged around a surface parking lot. The site was previously operated as an automotive fuel filling station with related services.
To accommodate the proposed use, exterior alterations are proposed to both Buildings A and B. These improvements are limited to selective fenestration modifications to provide new building access, ventilation, and walk-up counter service, as well as branding signage, landscaping, and other site improvements.

6. EXISTING SITE

The project site located at 237 West Chapman Avenue occupies a flat rectangular parcel at the northeast corner of West Chapman Avenue and North Lemon Street totaling an area of 10,887 square feet. It was improved with a superstation built in 1924 by the Standard Oil Company. The superstation is composed of two freestanding utilitarian buildings arranged around an irregularly-shaped asphaltic surface parking lot. Building A located at the rear (northeastern corner) served as the auto services building with an attached canopy.. While Building B located at the front (southwest corner) of the property served as the filling station with two attached canopies.

Building A has an L-shaped plan and has a concrete founation, concrete block perimeter walls finished with smooth cement plaster and shallow flat parapet adorned with a Streamline Moderne stepped metal cornice. Fenestration consists of fully glazed fixed metal windows, divided-lite fixed metal transom windows, divided-lite metal hopper windows, partially glazed paired wood entry doors, and two partially glazed wood single service doors. Similary, Building B has an L-shaped plan with a concrete foundation and metal panel perimeter walls along with a shallow flat parapet.

There is an existing pole sign located at the southeast corner with a metal box with applied vinyl lettering reading “Hoffman Radiator Service”. Other site features includes a metal fence along the street frontage with driveway gates, mature street trees, a brick planter, and a brick monument sign with applied metal lettering of ”Orange Plaza Historic District”.

7. EXISTING AREA CONTEXT

The project site occupies lots 19 and 20, block D, Town of Orange Tract in the City of Orange. The property is a block away from the Old Towne Plaza and the surrounding zone is Old Towne Mixed Use-15 and Old Towne Mixed Use-24 (SP). The project is also within the Santa Fe Depot Specific Plan area. There are two adjacent buildings abutting the north and east sides of the property; one-story commercial building built in 1926 (223 W. Chapman Avenue) and one-story commercial building built in 1940 (121 N. Lemon Street).

8. ANALYSIS OF THE PROJECT

Building A (Auto Services Building and Attached Canopy)

The project proposes the adaptive reuse of Building A as a kitchen with walk-up counter service, along with the construction of new restrooms within the footprint of an existing canopy, which will be enclosed. Exterior alterations include infilling the existing garage bays on the west façade with new wood windows and a door, finished in cement plaster to match the existing building, as well as

infilling an existing door to accommodate the new restrooms, which will be constructed above the canopy slab and remain structurally independent. Additional improvements include a cantilevered wrap-around service counter along the south and west façades, new wood windows on the south façade, rooftop mechanical equipment screened from public view, cabinet signage on the south and west façades, and a rotating pole sign mounted on the roof.

Building B (Filling Station and Two Attached Canopies)

Building B would be adaptively reused as a bar with walk-up counter service that includes exterior alterations along the south and west façades. On the south and west façades, the project will retain the existing metal window and transom frames while removing the original glazing and install new tempered glazing within the existing openings. Existing door openings, including a double door on the south façade and service doors on the west façade, will be modified with new metal windows and panels designed to match the building. These updates are complemented by the addition of a cantilevered wrap-around service counter along both façades, supporting the building's new walk-up service use. Additionally, the existing concrete slab beneath the east canopy will be removed and replaced with new pavers within the same footprint, while the slab beneath the south canopy will be replaced with a new concrete slab designed to meet accessibility requirements and accommodate a new queue railing. The non-original metal security doors at the existing vehicle entrances on the east canopy will also be removed and replaced with new glazed metal roll-up doors, creating an indoor/outdoor seating area.

Landscape and Site Improvements

As part of the property's adaptive reuse, the project includes landscape and site improvements while retaining the existing street trees, pole sign, and brick monument sign. The proposal incorporates decomposed granite (DG) over the existing non-original asphalt surface, along with new in-ground planters, in-ground lighting, and movable potted plants and furniture within the former parking lot area.

However, staff has concerns regarding the durability of DG in high-traffic areas and therefore recommends a condition requiring the use of concrete or another more stable surface along primary pathways and at service and entry points, allowing DG to remain in lower-traffic areas where it is less likely to be disturbed.

Additional site improvements include installation of a new perimeter fence along West Chapman Avenue and North Lemon Street, as well as a new trash enclosure located at the northwest corner of the parcel.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the

project involves the restoration and rehabilitation of an existing, deteriorated structures to meet current standards of public health and safety. Additionally, the project is also exempt under Section 15331 (Class 31 - Historical Resource Restoration/Rehabilitation), as it includes the rehabilitation of a historic resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

   The proposed project is in conformance with the HPDS as the adaptive reuse of the existing vacant superstation would retain sufficient integrity to remain a contributing property within the Old Towne Historic District and the Old Towne Orange Local Historic District. The Project would retain and repair in-kind the majority of historic materials on Buildings A and B. Materials determined to be deteriorated beyond repair would be replaced in-kind.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).

   Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. As conditioned, the proposed adaptive reuse of the superstation as a restaurant and bar is compatible with the building in its size, design, and materials, and will not negatively impact the streetscape of the Old Towne Historic District.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

   The proposed project conforms to the prescriptive standards and design criteria set fourth in the HPDS for Old Towne and Orange Municipal Code Section 17.17, as the proposed adaptive reuse embodies elements of design, detail, and materials that represent architectural innovation of an underutilized vacant historic property.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved May 20, 2026, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has

been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0025, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. Prior to issuance of building permits, the project plans shall be revised to reduce the areas of decomposed granite (DG) to the maximum extent feasible, allowed only in areas of low pedestrian traffic and not to include entry or exit paths on or off the site. High traffic areas, such as pathways to service areas and entrances shall be decorative hardscape such as pavers, concrete, or similar material.

4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

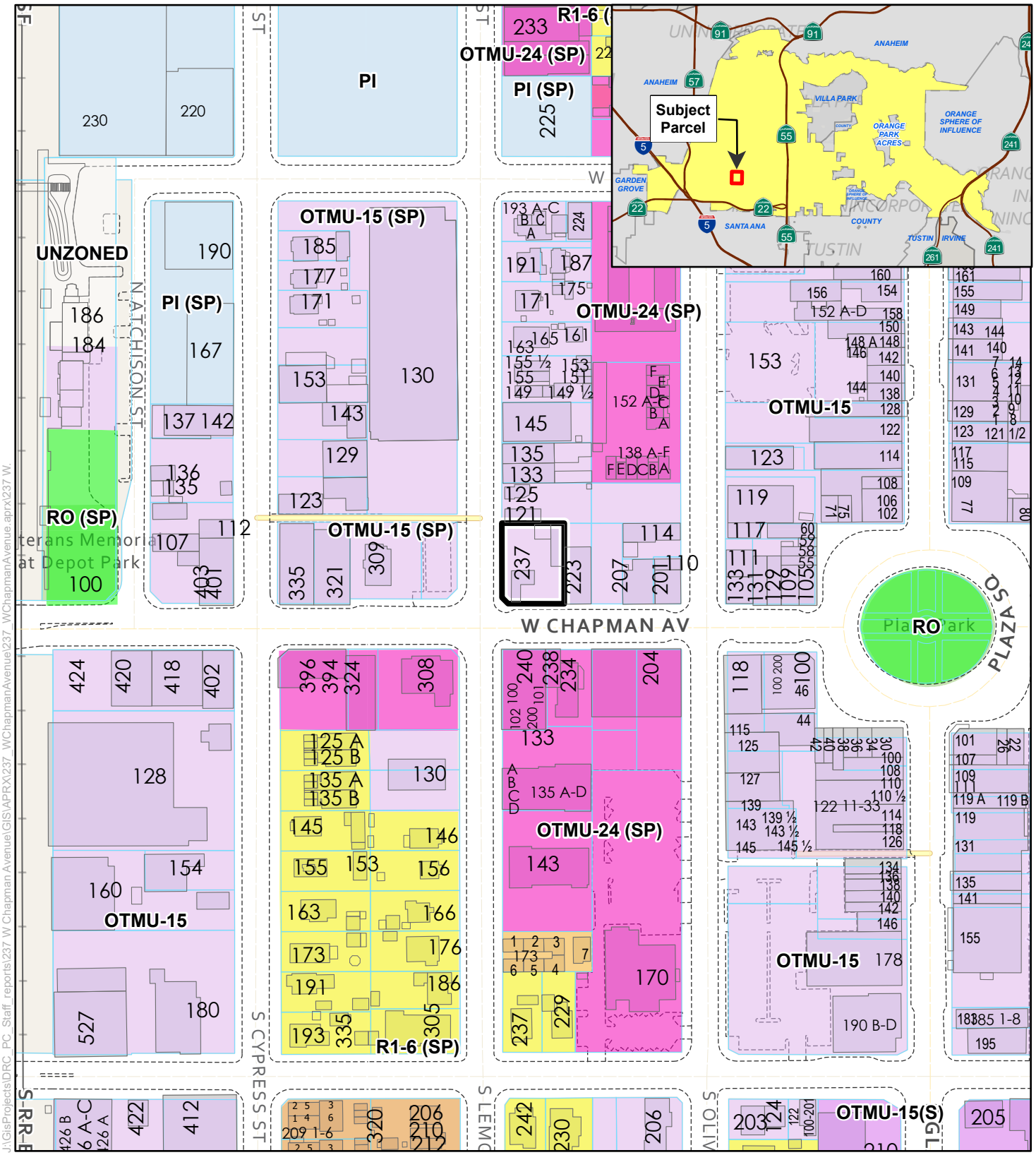
5. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.

7. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans
- Attachment 4 Historic Assessment Report
- Attachment 5 Project Narrative
- Attachment 6 Historic Site Photo Texaco Station 1935
- Attachment 7 Trip Generator
- Attachment 8 HRA Mechanical Screen Memo
- Attachment 9 Phase-1 Environmental Site Assessment



City of Orange
Geographic Information System

Legend

- Parcels
- Subject Parcels
- PI
- PI (SP)
- R1-6
- R1-6 (SP)
- R3 (SP)
- R4 (SP)
- RO
- RO (SP)
- OTMU-15(S)
- OTMU-15
- OTMU-15 (SP)
- OTMU-24 (SP)
- UNZONED

Project Number: DRC No. 25-0025
Address: 237 W. Chapman Ave.
Zoning: OTMU-15

0 100 200 Feet

5/11/2026

Source: City of Orange (2026)

237 W. CHAPMAN AVE.
VICINITY MAP

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

Primary # 30-159845
HRI # 039211, 111526
Trinomial ORA
NRHP Status Code 1D
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

P1. Other Identifier: See B13 Remarks

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 237 - W CHAPMAN AVE ,# **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Metal siding

This structure consists of two projecting bays, each supported by columns. The roof of each of these bays is in the curvalinear style with banding typical of Moderne structures.

***P3b. Resource Attributes:** (HP6)--Commercial building
(List attributes and codes)

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: 2005
(View, date, accession #)



***P6. Date Constructed/ Age and Source:**

1925

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

May, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

***Required Information**

State of California - The Resources Agency **Primary #** 30-159845
DEPARTMENT OF PARKS AND RECREATION **HRI #** 039211, 111526
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 1D

 ***Resource Name or #:** (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

B1. Historic Name: Super Service Station

B2. Common Name:

B3. Original Use: COM **B4. Present Use:** COM

***B5. Architectural Style:** Art Moderne

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1925 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Gas station

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

What is currently an auto repair shop was originally a small gas station and, in fact, one of the first in Orange. This originally served several businesses, including the Super Service Station and California Tire Credit Service.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

Previously known in 1997 listing as: 235-237 W. Chapman.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

*Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: OTMIX-15 **# of Buildings:** 1

Planning Zone: SP **# of Stories:** 1

Lot Acre: 0.2544 **# of Units:** 1

Principal Building Sqft: 1100



B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

THE WIN-DOW

AMERICAN GONZO - THE WIN-DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

PLANNING REVIEW PACKAGE 07-03-2025
PLANNING REVIEW PACKAGE 11-14-2025
PLANNING REVIEW PACKAGE 01-22-2026
PLANNING REVIEW PACKAGE 03-11-2026

Architecture.
Design.
Relationships.

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

Primary #: 30-159845
HRI #: 039211, 111526
Trinomial: ORA
NRHP Status Code: 1D
Other Listings:
Review Code: Reviewer: Date:

Page 1 of 3 *Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

P1. Other Identifier: See B13 Remarks

*P2. Location: Not for Publication Unrestricted
*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)
*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 237 - W CHAPMAN AVE , # City: Orange Zip: 92866
d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
e. Other Locational Data:

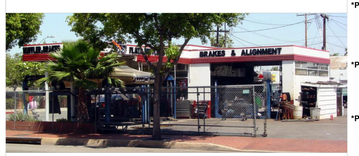
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)

Materials: Frame - Metal siding

This structure consists of two projecting bays, each supported by columns. The roof of each of these bays is in the curvalinear style with banding typical of Moderne structures.

*P3b. Resource Attributes: (List attributes and codes) (HP6)--Commercial building

*P4. Resources Present: Building Structure Object Site Element of District District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) 2005

*P6. Date Constructed/ Age and Source:
1925
Historic Prehistoric Both

*P7. Owner and Address:

*P8: Recorded by: (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded: May, 2005

*P10. Survey Type: (Describe) Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005), Chattel Architecture (2005) Historic Resources Survey. ARGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

*Attachments: NONE Location Map Continuation Sheet(s) Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List:)

DPR 523A (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #: 30-159845
HRI #: 039211, 111526
*NRHP Status Code: 1D

Page 2 of 3 *Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

B1. Historic Name: Super Service Station
B2. Common Name:
B3. Original Use: COM B4. Present Use: COM
*B5. Architectural Style: Art Moderne
*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1925 Historic Prehistoric Both

*B7. Moved? No Yes Unknown Date: Original Location:
*B8. Related Features:
*B9. Architect or Builder: Unknown
*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Gas station
Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) Applicable Criteria: AC
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)
Structural Integrity: Good Condition - No apparent change to original structure.
Site Integrity:
Opportunities:

What is currently an auto repair shop was originally a small gas station and, in fact, one of the first in Orange. This originally served several businesses, including the Super Service Station and California Tire Credit Service.

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
Orange Daily News.

B13. Remarks: (Continues on Pg.3.)
Status change since 1991 Survey: None.
Previously known in 1997 listing as: 235-237 W. Chapman.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel
*Date of Evaluation: September, 2005
(This space reserved for official comments.)

DPR 523B (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #: 30-159845
HRI #: 039211, 111526
Trinomial: ORA

Page 3 of 3 *Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005
Continuation Update

Years Surveyed: 1982, 1991, 2005
Listed in National Register: 1997
General Plan: OTMIX-15 # of Buildings: 1
Planning Zone: SP # of Stories: 1
Lot Acre: 0.2544 # of Units: 1
Principal Building Sqft: 1100

Description of Photo: 1991



B6. Construction History (Continued from Pg.2):

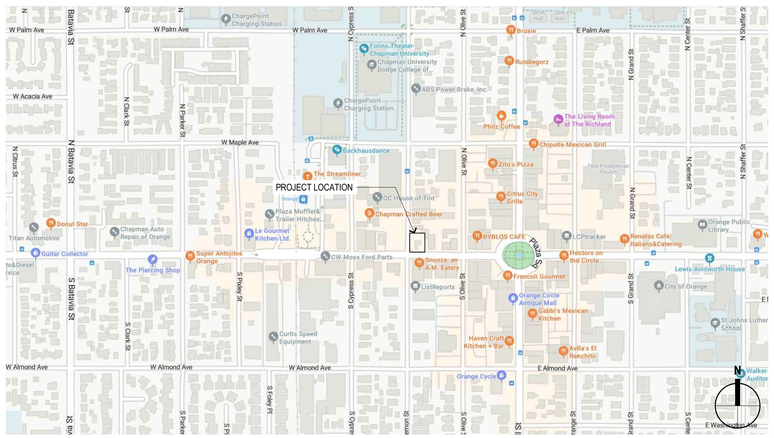
B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

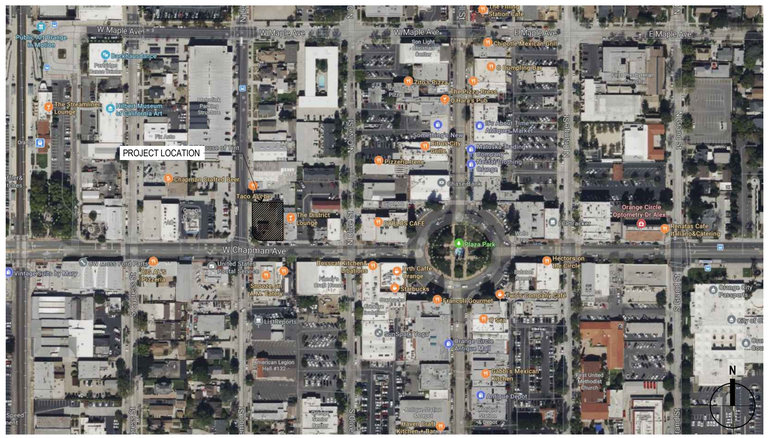
DPR 523L (11/98) *Required Information

SHEET NUMBER	SHEET TITLE				△	△	△
ARCHITECTURAL							
00	SHEET INDEX & PROJECT INFORMATION						
0.1	PROJECT NOTES & CITY OF ORANGE NOTES						
0.2	FIRE MASTER PLAN						
0.3	LIFE SAFETY PLAN						
01	EXISTING SITE PLAN						
02	PROPOSED SITE PLAN						
03	EXISTING & PROPOSED FLOOR PLAN BLDG 'A'						
04	EXISTING & PROPOSED FLOOR PLAN BLDG 'B'						
05	PROPOSED REFLECTED CEILING PLANS						
06	PROPOSED ROOF PLANS						
07	PROPOSED & EXISTING SOUTH & WEST-BLDG 'A' ELEVATIONS						
08	PROPOSED & EXISTING NORTH & EAST- BLDG 'B'-ELEVATIONS						
09	PROPOSED & EXISTING SOUTH & WEST- BLDG 'B'-ELEVATIONS						
10	PROPOSED FINISH FLOOR PLAN						
11	BUILDING SECTIONS						
12	PROPOSED LANDSCAPE PLAN						
13	PROPOSED HEATER & UMBRELLA PLAN						
14	PROPOSED EXTERIOR LIGHTING PLAN						
15	DETAILS						
16	TRASH ENCLOSURE DETAILS						
17	EXTERIOR RENDERINGS						
18	EXISTING EXTERIOR PHOTOS						
19	EXISTING INTERIOR PHOTOS						
20	COLOR & MATERIAL						
21	SITE PHOTOMETRICS						
CIVIL							
SP-1	TITLE SHEET						
SP-2	PRELIMINARY GRADING PLAN						
SP-3	PRELIMINARY UTILITY PLAN						

CITY OF ORANGE DOCUMENTS



AERIAL MAP


PROJECT LOCATION
W Maple Ave
W Chapman Ave
Plaza Park
Taco Asylum
The Orange Drive-In
BYBLOS CAFE
Renatas Cafe Italian&Catering
Hectors on the Circle
Orange Circle Optometry Outpost
Francoli Gourmet
Orange Circle Antique Mall
Gabbi's Mexican Kitchen
Avila's El Ranchito
Haven Craft Kitchen + Bar
Orange Cycle
Walker Auditor
Lewis Ainsworth House
City of Orange
St Johns Lutheran School
Curtis Speed Equipment
ListReports
Snooze, an A.M. Eatery
Super Antojitos Orange
CW Moss Ford Parts
Plaza Mufflers & Trailer Hitches
Le Gourmet Kitchen Ltd.
Chapman Crafted Beer
OC House of Tint
Flackhausdance
The Streamliner
Zito's Pizza
Chipotle Mexican Grill
The Living Room at The Richland
Philz Coffee
Rubbergorz
Bruxie
Folino Theater Chapman University
Chapman University Dodge College of...
ABS Power Brake, Inc.
ChargePoint Charging Station
Public Storage
Mission Museum
Plaza Square
Plaza Square Lounge
The Streamliner Lounge
Pixley Square
Pixley Square Lofts
Pixley Square Apartments
Pixley Square Townhomes
Pixley Square Condominiums
Pixley Square Apartments
Pixley Square Apartments
Pixley Square Apartments

144 N. Orange Street, Orange, CA 92866 T 714.639.9860 aoarchitects.com

November 14, 2025

The Win~Dow and a Bar (Restaurant) – Orange

Location: 237 W Chapman Ave, Orange, CA

Re: Project Narrative

American Gonzo Restaurants (AGR) is proposing to locate their newest restaurant in Old Towne Orange. The emerging restaurant concept was established in 2019 in Venice Beach and has successfully opened four locations across the southland with a desire to bring their fifth location to Orange.

The fast-casual concept is a destination for classic smash burgers and fried chicken sandwiches with an iconic walk-up ordering and pick-up window akin to food service in beach-like settings. It is known as an all-age welcoming establishment in a 'pull-up-a-stool' casual environment setting. The location selected is the former site of the now Historically registered Hoffman Radiator in Old Towne Orange and is of particular interest to AGR The uniqueness of the site provides the brand with an opportunity for a much larger park-like setting with alfresco casual dining and light recreation.

This space has been vacant for many years and is a key location serving as a welcoming gateway to Old Towne Orange. The two existing buildings will house the main kitchen and food production operations (Building A), while the smaller service building will operate as a full bar (Building B) with the approval of liquor sales, as part of this project's submittal scope. There are no interior guest dining spaces, apart from the covered open-air canopies that will remain in-place. The adaptive re-use or change of use does require a proposed third structure to be added to the site to house guest restrooms.

The project consists of an adaptive re-use of the two existing 1925 buildings. Building A is a masonry/wood service bay type building and Building B is a steel panel frame 'service station'. Both are equipped with large overhead metal canopies that formerly served as exterior automotive service bays. As a contributing property to the City of Orange Historic districts, it is important to the client and design team that the historic nature and art deco architectural style be preserved, and re-use of the site be handled with care while celebrating the essence of the long-standing operation as an automotive repair shop for most of its 100 years of existence.

A full historical assessment has been conducted highlighting key architectural features that are to remain or be carefully modified to allow for this change of use without disrupting the significant character of the site or structures therein. The Secretary of Interiors Guidelines are adhered by rigorous review and design influence from Historic Resources Group (HRG), a respected consultant by the City of Orange Planning Department. The remainder of the site transformation from a service lot to pedestrian centric dining 'park' is key to the site improvement scope.

The proposed design consists of a fully gated space with lush inground landscaping, dining amenities such as umbrellas, lighting, play area for children as well as a small bocce ball court. In addition, the project proposes; minor grading, code required improvements, utilities upgrades, New Trash enclosure and a re-use of the existing vehicular entry drive for delivery and trash pick-up. Parking is not a part of this scope as the project falls within the Old Towne District under the current zoning ordinance thus, onsite parking is not required.

This property is located within the Santa Fe Depot Specific Plan and adheres to those objectives, policies and guidelines through thoughtful adaptive reuse, placemaking and community services and programs beyond a typical fast-casual restaurant establishment. Incorporating historic rehabilitation to protect the historic environment of the site and implementing modern sustainable environmental practices will make this project a true place maker that will boost community synergy at the gateway to our beloved Old Towne Orange.

Architectural Basis of Design

The Site is considered a Contributing Site of historical significance as it is located within the City of Oranges' three Historical District Overlays:

- Plaza Historic District
- Local Old Towne Historic District
- Old Towne Orange Historic District

All efforts will be made to conform to the City of Orange Historic Review and Historic Preservation Design Standards (HPDS) where applicable. HRG has been engaged to review and guide the project through the proper approach to historic renovations/rehabilitation for adaptive re-use. Historically significant elements that contribute to the former use and historic past will be carefully considered and the design solutions proposed will align to minimize impact to the historical property and historical features.

Windows and Doors

Existing fenestration structure will remain intact or modified within the approved governing guidelines. The key elevations will remain in close-to-existing conditions with modifications specifically due to energy code and adaptive re-use needs for food service use. These modifications include insulated glass within existing steel trim windows/doors with new operable windows that complement the existing building elements.

Roll-up doors will be proposed in the southwest Building B Easterly canopy (former repair bay) to replace the security gates that were added more recently than the original buildings construction. The proposed doors will be specified to be reminiscent of automotive roll-up glass and metal doors appropriate in automotive use. A similar application was successfully utilized at Philz Coffee in Old Towne orange.

Exterior Finishes:

Exterior finishes will remain intact and be properly rehabilitated to seal the building from weather and energy efficiency to meet the strict State of California Cal Green requirements. The Art-deco style will remain intact and hold as significant to the existing architectural design of the structures. Rehabilitation will repair damaged areas and structures painted within a similar color palette maintaining the existing look and feel of the site.

Site:

Intentional transformation for the grounds includes a minimalist design approach utilizing decomposed granite surfacing, preservation of some, but not all, existing concrete pads where accessibility is achievable. The empty lift pit will remain under the southwest canopy of Building B to preserve the narrative of the historic use of the site.

Mechanical Equipment:

New condenser units for Building A will be ground mounted and screened to maintain roof parapet heights thus do not require roof screening. Building B will have a new roof equipment platform on the lower east side of the roof and screened to meet planning view requirements. The screen will be constructed in similar materials, color and architectural style to complement the existing art-deco language.

Please refer to the design drawings and details as well as the Historical Assessment report for further information surrounding Basis of Design.

The Win~Dow and a Bar – Orange; Use Narrative

From its inception in 2019, The Win~Dow has existed as a casual smash-burger concept that originated as a side product of the higher-end steakhouse American Beauty in Venice, CA. Its primary value revolves around providing high-quality, affordable food within a community-focused, unpretentious environment. The inclusion of a full-service bar is unique to this location and provides a synergetic 'oasis' to the large quarter acre outdoor venue. The space embraces an all-ages destination with play areas and light recreation, creating an almost park-like setting for everyday use and serving as a potential private special event venue.

The proposed space would operate seven days a week with closures limited to certain holidays or public closures during special events such as corporate events buy-outs.

Dining is primarily alfresco (outdoor) with some seating under existing canopies with provisions of movable umbrellas and heaters throughout.

Seating Counts:

Table seating: 225
Bar Seating: 16
Fire Pit Seating: 24

Activities:
Activities include fire pits, a play area for children/parents, and a ping-pong table further defining the space as an interactive park-like setting.

There is the desire to have low level music that meets the sound ordinance in the Downtown district restrictions. Potential low volume acoustic live music may be a consideration as well.

Operations:
The gated perimeter will have three main access points one at the existing location on Chapman and two added to the Lemon St side. These access gates are intended to remain fully open during operating hours.

The Restaurant will provide the traditional Win~Dow menu offerings and operate as a walk-up order and pick-up point on the south end of Building A. The bar building will have operable windows that allow for walk up service as well as bar seating with direct service.

Hours of Operation:
Restaurant:
Sunday-Thursday: 10 am – 11 pm
Fridays/Saturdays: 10 am – 12 am

Hours of Alcohol Service:
Same as above.

Employee Count:
Expected number of employees per shift: 20 employees
Expected number of employees total: 70 - 75 employees

Alcohol management:
How alcohol will be displayed on premise: Back Bar Display
How alcohol will be stored on premise: In beer cooler + liquor storage

AGR and AO Architects appreciate the time the city has provided this project and the team of professionals to ensure the design is developed and aligned with the input from the City of Orange's planning department. This collective effort is leading toward a dynamic destination-centric project that would be a great addition to the Old Towne Orange Plaza and historical community fabric.

Respectfully:

Jeff Rabbitt, Architect
AO Architects

1. SECURITY AND DESIGN MEASURES THAT EMPLOY DEFENSIBLE SPACE CONCEPTS SHALL BE UTILIZED IN DEVELOPMENT AND CONSTRUCTION PLANS. THESE MEASURES INCORPORATE THE CONCEPTS OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED), WHICH INVOLVES CONSIDERATIONS SUCH AS PLACEMENT AND ORIENTATION OF STRUCTURES, ACCESS AND VISIBILITY OF COMMON AREAS, PLACEMENT OF DOORS, WINDOWS, ADDRESSING, AND LANDSCAPING. CPTED PROMOTES PUBLIC SAFETY, PHYSICAL SECURITY AND ALLOWS CITIZENS THE ABILITY TO MONITOR ACTIVITY. IT IS BASED ON FIVE CONCEPTS TO PROVIDE NON-INVASIVE AND PERMANENT MEASURES TO PREVENT AND REDUCE CRIME: TERRITORIALITY, NATURAL SURVEILLANCE, ACCESS CONTROL, ACTIVITY SUPPORT, AND MAINTENANCE. THE PROJECT SHALL ALSO COMPLY WITH THE REQUIREMENTS CONTAINED IN THE CITY OF ORANGE MUNICIPAL CODE CHAPTER 15.52, BUILDING SECURITY CONSTRUCTION STANDARDS REFERENCE ORDINANCE #6-22.
2. BEGINNING ON JANUARY 1, 2026, EACH CALIFORNIA CITY IS REQUIRED BY STATE LAW TO ENFORCE THE 2025 EDITION OF CALIFORNIA BUILDING STANDARDS CODES (A.K.A., TITLE 24 OF THE CALIFORNIA CODES OF REGULATIONS). ALL PROJECTS SUBMITTED BEFORE OR ON DECEMBER 22, 2025, ARE PERMITTED TO COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE.

-PROVIDE "GREEN CODE CHECKLIST". AND THE GREEN MEASURES ASSOCIATED WITH THE PROJECT SHALL BE CLEARLY SPECIFIED AS TO WHAT SHEET OF PLANS ARE SHOWN.

-PROVIDE DESIGN DATA ON THE FIRST SHEET:

a. SCOPE OF WORKS (DESCRIPTION OF USE)

b. OCCUPANCY GROUPS

c. TYPE OF CONSTRUCTION

d. SPRINKLER BUILDING

e. FLOOR AREA

f. HEIGHT

g. NUMBER OF STORIES

h. ALLOWABLE FLOOR AREA

i. APN (ASSESSOR PARCEL NUMBER).

DISABLED ACCESS

a. SHOW (PROVIDE) THE ACCESSIBLE NEW AND EXISTING PARKING (INCLUDING VAN ACCESSIBLE PARKING) AND REFERENCE DETAIL OF THE STANDARD ACCESSIBLE PARKING, PATH OF TRAVEL TO BUILDING AND TO PUBLIC WAY (5% SLOPED AND 2% CROSS), RAMP AND SIGNAGE ON THE SITE PLAN.

b. SHOW ON THE PLAN ACCESSIBLE RESTROOM AND THE CROSS-REFERENCE OF THE STANDARD ACCESSIBLE RESTROOM DETAIL.
PROVIDE ACCESSIBLE FOR CASH REGISTER COUNTER OR RECEPTION DESK

c. PROVIDE SPECIFICATIONS FOR THE DOOR HARDWARE TO COMPLY WITH DISABLED ACCESS REQUIREMENTS. (LEVER TYPE, PUSH-PULL, PANIC, ETC)

d. PROVIDE AND DETAIL TACTILE EXIT SIGNAGE AND LOCATIONS.

EGRESS

a. SUBMIT AN EXIT PLAN THAT LABELS AND CLEARLY SHOWS COMPLIANCE WITH ALL REQUIRED EGRESS FEATURES SUCH AS, BUT NOT LIMITED TO, COMMON PATH OF TRAVEL, REQUIRED NUMBER OF EXITS, OCCUPANT LOAD, REQUIRED WIDTH, CONTINUITY, TRAVEL DISTANCE, ETC. CBC 1001.1.

3. PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR BUILDING PERMIT, THE APPLICANT MUST SUBMIT IMPROVEMENT PLANS TO THE WATER DIVISION FOR REVIEW AND APPROVAL FOR ANY NEW FIRE HYDRANTS, DOMESTIC WATER SERVICES, FIRE SERVICES, LANDSCAPE SERVICES, BACKFLOW PREVENTION DEVICES, AND ANY OTHER PROPOSED IMPROVEMENTS OR RELOCATIONS AFFECTING THE PUBLIC WATER SYSTEM FACILITIES.
4. PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE APPLICANT MUST CONSTRUCT ALL PUBLIC AND/OR PRIVATE IMPROVEMENTS TO THE SATISFACTION OF THE WATER DIVISION. THE APPLICANT MAY BE REQUIRED TO ENTER INTO AN AGREEMENT WITH THE CITY OF ORANGE, AND POST SECURITY IN A FORM AND AMOUNT ACCEPTABLE TO THE CITY ENGINEER AND/OR WATER DIVISION TO ENSURE CONSTRUCTION OF SAID IMPROVEMENTS.
5. PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR BUILDING PERMIT, THE APPLICANT WILL BE RESPONSIBLE FOR THE INSTALLATION AND/OR RELOCATION OF THE PROPOSED OR EXISTING PUBLIC WATER SYSTEM FACILITIES TO A LOCATION AND OF A DESIGN PER THE IMPROVEMENT PLANS APPROVED BY THE WATER DIVISION.
6. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT WILL BE RESPONSIBLE FOR THE INSTALLATION OF NECESSARY FIRE HYDRANTS AND FIRE SERVICES AS APPROVED BY THE FIRE DEPARTMENT AND WATER DIVISION.
7. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE WATER DIVISION WILL APPROVE THE TYPE AND LOCATION OF LANDSCAPING SERVICES, FIRE SERVICES, AND BACK-FLOW PREVENTION DEVICES FOR PROPOSED CITY SERVICES.
8. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT MUST SUBMIT CONSTRUCTION DOCUMENTS THAT SHOW THAT AN EIGHT-FOOT MINIMUM CLEARANCE IS PROVIDED BETWEEN CITY WATER MAINS, LATERALS, SERVICES, METERS, FIRE HYDRANTS, SIGNS, OR TREES OR OTHER SUBSTANTIAL SHRUBS AND PLANTS AS REQUIRED BY THE WATER DIVISION. THE WATER DIVISION WILL REVIEW AND APPROVE THE CONSTRUCTION DOCUMENTS.
9. PRIOR TO ISSUANCE OF BUILDING PERMIT, FOR THE FIRST PHASE OF WORK, THE APPLICANT WILL BE RESPONSIBLE FOR OBTAINING APPROVAL OF ALL NECESSARY ENCROACHMENT PERMITS FROM AFFECTED AGENCIES FOR ALL PUBLIC WATER CONSTRUCTION WORK.
10. PRIOR TO APPROVAL OF A WATER IMPROVEMENT PLAN, THE APPLICANT MUST SATISFY ALL WATER MAIN CONNECTION, PLAN CHECK, AND INSPECTIONS CHARGES AS DETERMINED BY THE WATER DIVISION.
11. PLANS SUBMITTED DURING PLAN CHECK MUST SHOW THAT THE WATER IMPROVEMENT PLANS ARE CONSISTENT WITH THE FIRE SUPPRESSION PLANS AND OR FIRE MASTER PLAN. THE APPLICANT'S CONSULTANT PREPARING THE WATER IMPROVEMENT PLANS MUST COORDINATE THEIR PLANS WITH THE CONSULTANT PREPARING THE FIRE SUPPRESSION PLANS AND/OR FIRE MASTER PLAN SO THAT THEIR DESIGNS CONCUR.
12. PLANS SUBMITTED DURING PLAN CHECK MUST SHOW THAT THE MINIMUM SEPARATION REQUIREMENTS ARE MET AND THAT EACH OF THE VARIOUS DESIGNER'S PLAN SETS MATCH. THE APPLICANT'S CONSULTANT PREPARING THE IMPROVEMENT AND UTILITY PLANS MUST COORDINATE THEIR PLANS WITH THE CONSULTANTS PREPARING THE LANDSCAPE, ARCHITECTURAL, SURFACE WATER QUALITY MANAGEMENT, FIRE MASTER AND/OR FIRE SUPPRESSION PLANS SO THAT ALL DESIGNS ARE CONSISTENT.
13. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT MUST SUBMIT CONSTRUCTION DOCUMENTS MUST SHOW THAT THE INSTALLATION OF SEWER MAINS IN THE VICINITY OF WATER MAINS IS DONE PER THE DEPARTMENT OF PUBLIC WORKS WATER DIVISION STANDARD NO. 113 AND WILL BE APPROVED BY THE WATER DIVISION.
14. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT MUST SUBMIT CONSTRUCTION DOCUMENTS MUST SHOW THAT A SIX FOOT MINIMUM HORIZONTAL CLEARANCE AND A ONE FOOT MINIMUM VERTICAL CLEARANCE WOULD BE MAINTAINED BETWEEN CITY WATER MAINS, LATERALS, SERVICES, METERS, FIRE HYDRANTS AND ALL OTHER UTILITIES EXCEPT SEWER. THE WATER DIVISION WILL REVIEW AND APPROVE THE CONSTRUCTION DOCUMENTS.
15. PRIOR TO ISSUANCE OF BUILDING PERMITS THE APPLICANT SHALL IDENTIFY THE LOCATION OF THE GREASE INTERCEPTOR AND PROVIDE EVIDENCE TO THE BUILDING OFFICIAL THAT THE DESIGN MEETS AND IS CONSISTENT WITH THE CITY\'S LATEST ADOPTED BUILDING CODES.
16. PRIOR TO APPROVAL OF GRADING OR BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A NONPRIORITY PROJECT WQMP FOR REVIEW AND APPROVAL TO THE PUBLIC WORKS DEPARTMENT THAT:

DESCRIBES THE PROJECT SITE,

DESCRIBES THE POTENTIAL PROJECT POLLUTANTS,

INCORPORATES THE APPLICABLE SITE DESIGN, ROUTINE SOURCE AND STRUCTURAL CONTROL BMPS AS DEFINED IN THE MODEL WATER QUALITY MANAGEMENT PLAN (MWQMP) AND TECHNICAL GUIDANCE DOCUMENT (TGD),

GENERALLY DESCRIBES THE LONG-TERM OPERATION AND MAINTENANCE REQUIREMENTS FOR STRUCTURAL CONTROL BMPS,

IDENTIFIES THE ENTITY THAT WILL BE RESPONSIBLE FOR LONG-TERM OPERATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE BMPS,

A COPY OF THE FORMS TO BE USED IN CONDUCTING MAINTENANCE AND INSPECTION ACTIVITIES,

INCLUDES RECORD KEEPING REQUIREMENTS (FORMS TO BE KEPT FOR 5 YEARS).

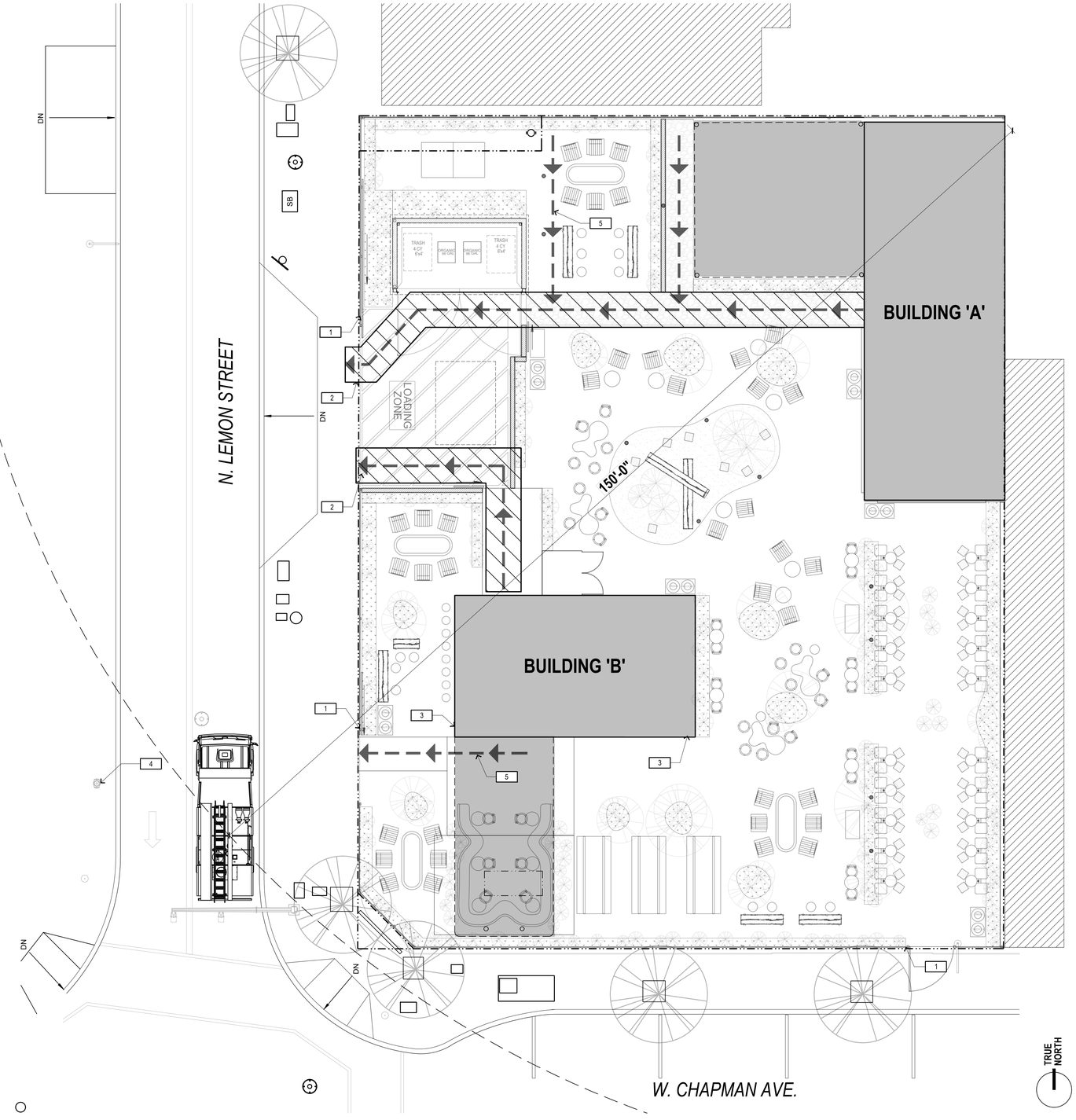
CONDITIONS OF APPROVAL

EXCERPT FROM THE PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT DATED OCTOBER 7, 2023 PREPARED BY GEO-CAL, INC.
THE GEOPHYSICAL INVESTIGATION:

"THE GEOPHYSICAL SURVEY DID NOT SHOW DATA CONSISTENT WITH THE PRESENCE OF STEEL UNDERGROUND STORAGE TANKS (UST'S)."

"A BACKFILLED EXCAVATION WAS IMAGED BY GPR CORRESPONDING TO THE NOTICEABLE ASPHALT PATCH LOCATED TO THE EAST OF THE BUILDING A. NO MAGNETIC OR ELECTROMAGNETIC ANOMALY WAS DETECTED IN THIS AREA THAT COULD INDICATE THIS IS LIKELY WHERE FORMER STEEL UST'S WERE REMOVED FROM."

UST INFORMATION

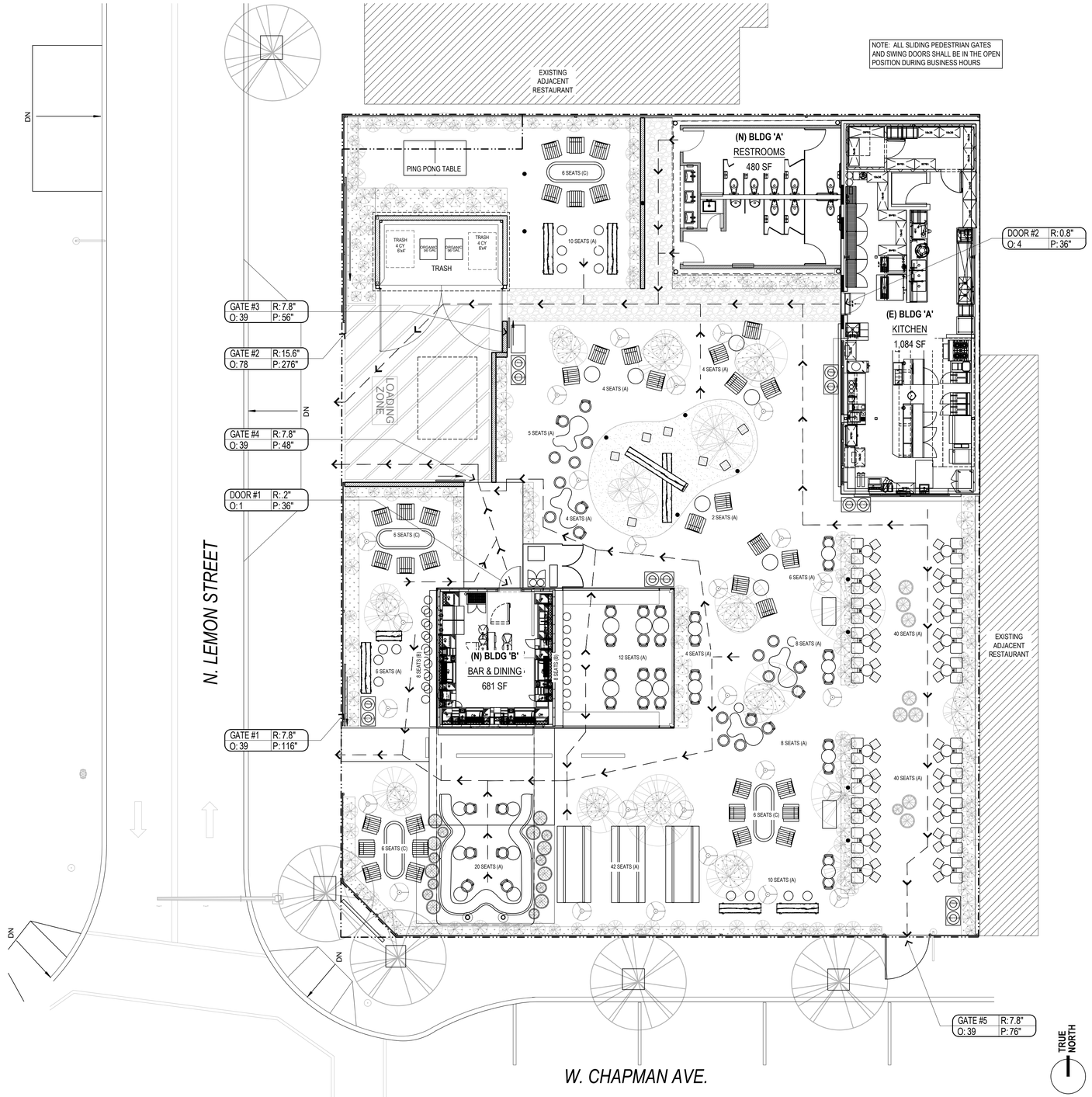


FIRE NOTES

1. KEY BOXES AND KEY SWITCHES (KNOX DEVICES) SHALL BE PROVIDED WHERE NECESSARY TO ENSURE THAT IMMEDIATE ACCESS FOR FIREFIGHTING, RESCUE AND OTHER EMERGENCY PURPOSES IS POSSIBLE.
   AT A MINIMUM, KNOX DEVICES SHALL BE PROVIDED FOR THE FOLLOWING LOCATIONS:
   a. THE MAIN ENTRY TO BUILDINGS EQUIPPED THROUGHOUT WITH A FIRE ALARM OR SPRINKLER MONITORING SYSTEM.
   b. DOORS, PERIMETER PEDESTRIAN GATES AND OTHER AREAS IDENTIFIED BY THE FIRE DEPARTMENT. AT LEAST ONE PEDESTRIAN GATE IS REQUIRED ON PERIMETER GATES.
2. 5-FOOT-WIDE FIRE ACCESS WALKWAY TO ALL OPENINGS AND EGRESS DOORS, ON THE FIRST FLOOR EXTERIOR WALLS, REQUIRED BY THE CBC AND/OR CFC.
3. BUILDING ADDRESS LOCATION - APPROVED BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 8 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 INCH. CFC CHAPTER 5, SECTION 505.1 AND OMC 15.52.080
4. ADDITIONAL ADDRESS MARKINGS MAY BE REQUIRED TO PROVIDE DIRECTION FROM APPROACH.
5. PUBLIC FIRE HYDRANT LOCATION (EXISTING)

ACCESSIBLE PATH OF TRAVEL FROM BUILDING TO ACCESSIBLE PARKING AND TO PUBLIC RIGHT OF WAY TO NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

ACCESS PATH



EGRESS NOTES

MEANS OF EGRESS GENERAL NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 7' – 6". PROTRUDING MAY NOT REDUCE THE HEADROOM BELOW 80 INCHES ABOVE ANY WALKING SURFACE AND NO MORE THAN 50% OF THE CEILING AREA MAY BE REDUCED.
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED AND SHALL BE ACCORDANCE WITH THE MANUFACTURES' INSTRUCTIONS AND EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE POWER SOURCE REQUIREMENTS IN SECTIONS 1013.6.2 WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
3. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
4. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NO LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. CONTINUED IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, GENERATOR AND THE INSTALLATION OF THE EMERGENCY BE INSTALLED IN ACCORDANCE WITH CHAPTER 27. (1013.6.3)
5. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE EGRESS AT FLOOR LEVEL. A MAXIMUM TO MINIMUM ILLUMINATION OF 40 TO 1 SHALL NOT BE EXCEEDED (1008.3.5).
6. EXIT SIGN SHALL BE LOCATED 48" MIN. TO BOTTOM OF BRAILLE LETTERING AND 60" MAX. TO BOTTOM OF TOP SIGNAGE LETTERING ABOVE FINISH FLOOR.
7. EXIT DOORS/GATES ARE REQUIRED TO SWING IN THE DIRECTION OF TRAVEL AND BE PROVIDED WITH PANIC HARDWARE IN AREAS WITH 50 OR MORE OCCUPANTS.
8. ALL DOORS ON THE ACCESSIBLE ROUTE OR CIRCULATION PATH HAVE A MAX OPENING FORCE OF 5 POUNDS.
9. MEANS OF EGRESS LIGHTING TO BE PROVIDED WITH EMERGENCY POWER BACK-UP SUPPLY PER CBC 1008.3
10. ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL ILLUMINATED AND ALL TIMES. CBC 1013.5
11. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT
12. THE FLOOR OR LANDING ON EACH SIDE OF DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY.
13. DUCT DETECTION SHALL BE REQUIRED FOR ALL AIR HANDLING SYSTEMS THAT EXCEED 2,000 CFM'S WILL NEED TO TIE IN TO EXISTING FIRE ALARM SYSTEM.

LEGEND

EGRESS COMPONENT → GATE #1 | R:100 | O: 20 | P: 20" ← REQ'D MINIMUM WIDTH
OCCUPANT LOAD → ← PROVIDED WIDTH

ACCESSIBLE PATH OF TRAVEL TRAVEL FROM BUILDING TO ACCESSIBLE PARKING AND TO PUBLIC RIGHT OF WAY TO NOT EXCEED 5% SLOPE IN THE DIRECTIONS OF TRAVEL AND 2% CROSS SLOPE.

SEAT COUNTS

DINING SEATS (A): (TABLE)
225 SEATS

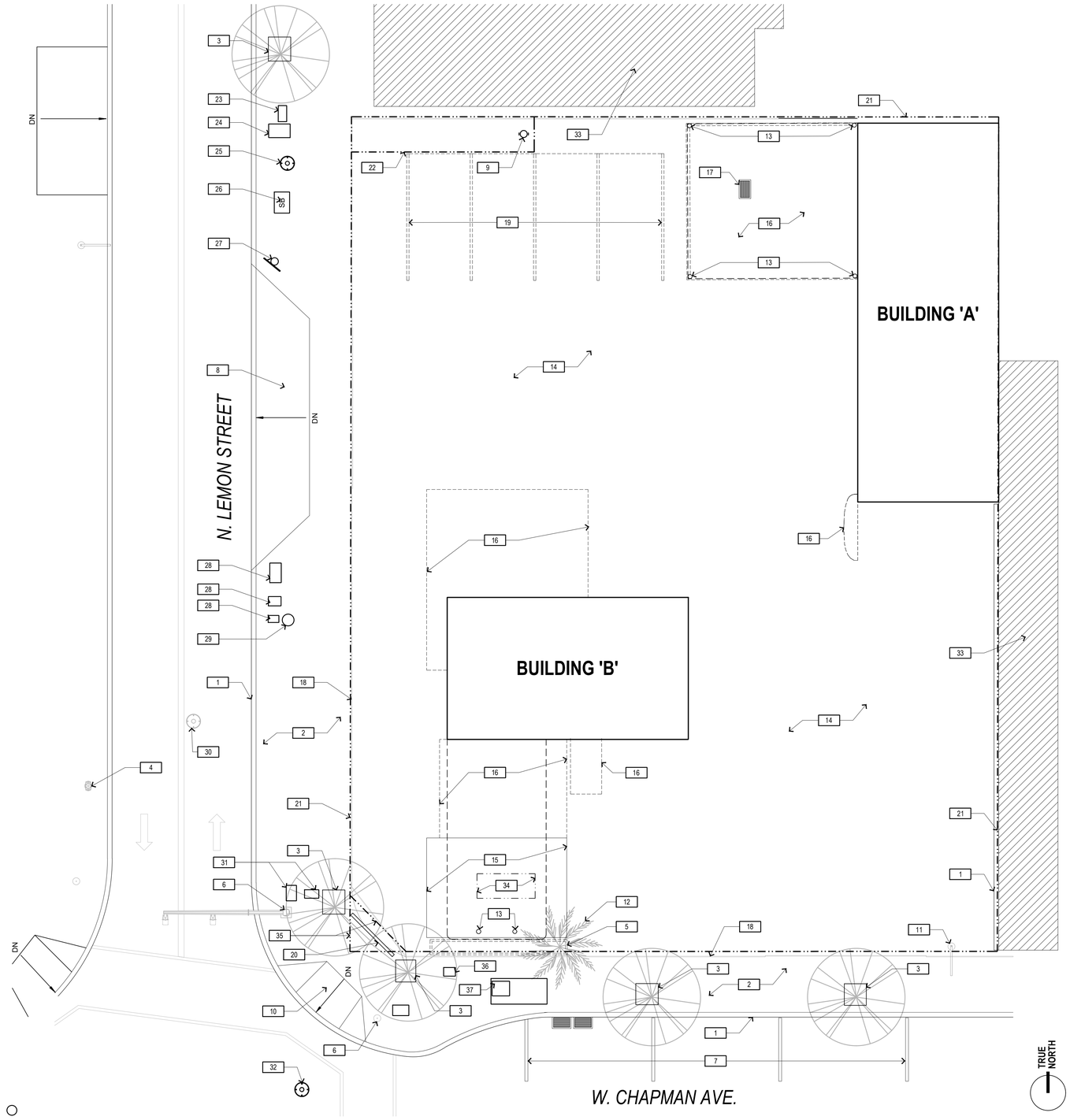
BAR SEATING (B):
16 SEATS

FIRE PIT SEATING (C):
24 SEATS

RESTROOM FIXTURE CALCULATIONS

OCCUPANT LOAD CALC:			
YARD AREA	2,215 SF.	15 NET	148
KITCHEN	869 SF.	200 GROSS	4
BAR BACK	121 SF.	200 GROSS	1
TOTAL OCCUPANTS			153 (77F, 77M)

WATER CLOSETS: (REQUIRED)	WATER CLOSETS: (PROVIDED)
MALE - 2	MALE - 3
FEMALE - 3	FEMALE - 5
URINALS:	URINALS:
MALE - 1	MALE - 2
LAVATORIES:	LAVATORIES:
MALE - 1	MALE - 3
FEMALE - 1	FEMALE - 3



KEYNOTES

1	EXISTING CURB
2	EXISTING SIDEWALK
3	EXISTING STREET TREES/TREE WELL TO REMAIN
4	EXISTING FIRE HYDRANT
5	EXISTING PLANTER TO BE REMOVED
6	EXISTING TRAFFIC SIGNAL W/ STREET LIGHT TO REMAIN
7	EXISTING STREET PARKING SPACE(S) TO REMAIN
8	EXISTING CURBCUT
9	EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
10	EXISTING CURB RAMP
11	EXISTING OVERHEAD SIGN TO REMAIN
12	EXISTING PALM TREE TO REMAIN
13	EXISTING CANOPY POSTS TO REMAIN
14	EXISTING ASPHALT TO BE REMOVED
15	EXISTING CONCRETE TO REMAIN
16	EXISTING CONCRETE TO BE REMOVED
17	EXISTING DRAIN TO BE REMOVED
18	EXISTING WROUGHT IRON FENCE TO BE REPLACED LIKE FOR LIKE
19	EXISTING PARKING STRIPING TO BE REMOVED
20	EXISTING MONUMENT SIGN TO REMAIN. PROTECT IN PLACE.
21	EXISTING PROPERTY LINE
22	EXISTING UTILITY EASEMENT FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS
23	EXISTING CABLE RISER
24	EXISTING CABLE PULLBOX
25	EXISTING TELEPHONE MANHOLE
26	EXISTING ELECTRIC RISER
27	EXISTING PARKING SIGN
28	EXISTING WATER METER
29	EXISTING UTILITY VENT
30	EXISTING TELEPHONE MANHOLE
31	EXISTING UTILITY PULLBOX
32	EXISTING UTILITY MANHOLE
33	EXISTING NEIGHBORING BUILDING, NOT IN SCOPE
34	EXISTING COVERED EMPTY AUTO SERVICE PIT, TO REMAIN
35	EXISTING EASEMENT FOR STREET AND PUBLIC UTILITY
36	EXISTING STREET LIGHT PULLBOX
37	EXISTING STORM DRAIN MANHOLE

THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

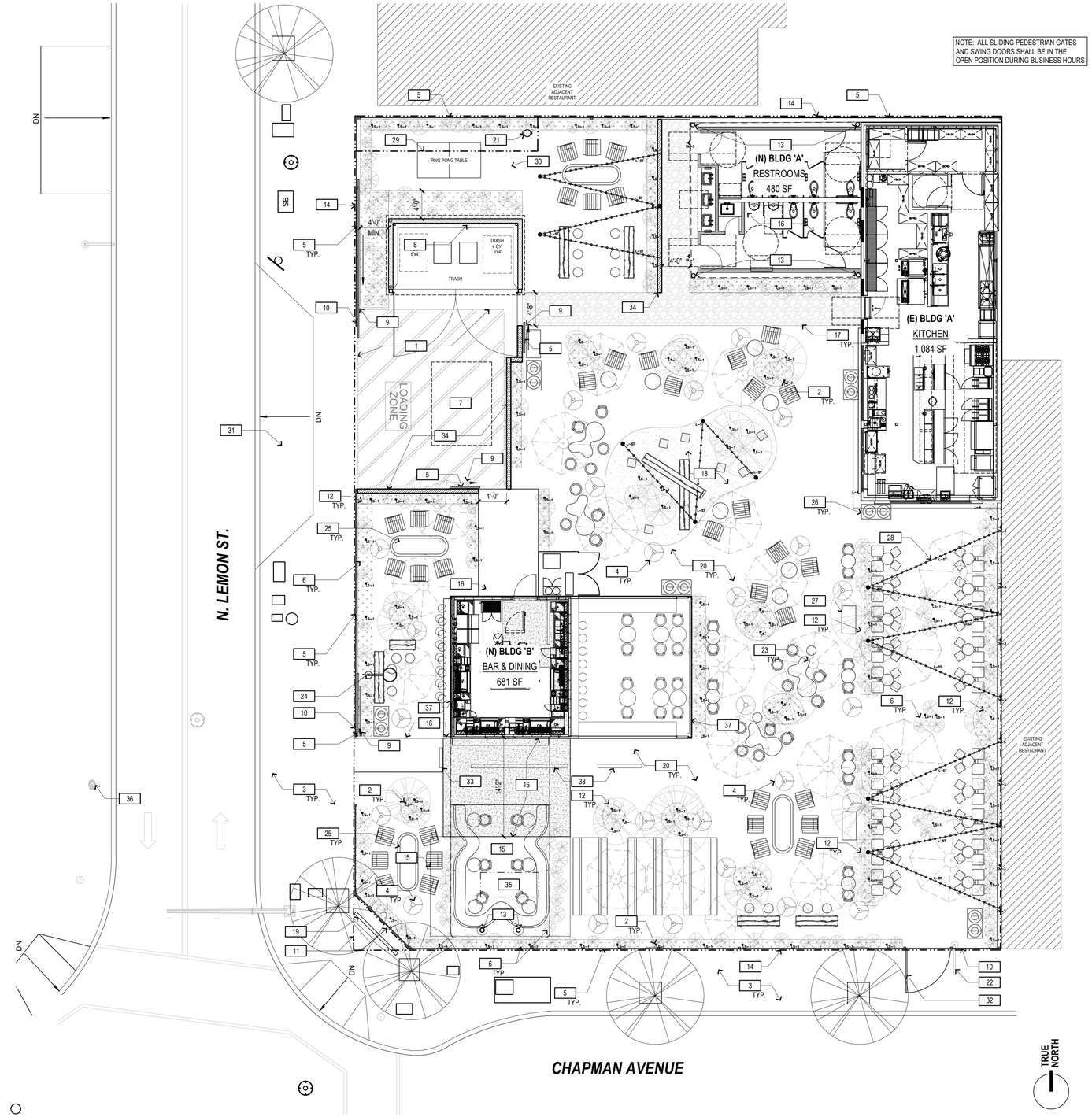
EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

Architecture. Design. Relationships.

www.aoarchitects.com

01



KEYNOTES

1	NEW LOADING ZONE STRIPING
2	NEW GROUND LEVEL LIGHTING
3	EXISTING SIDEWALK
4	NEW GROUND MOUNTED GAS HEATERS
5	NEW 6' HIGH WROUGHT IRON FENCING
6	NEW POTTED PLANTS WITH IRRIGATION
7	NEW PRECAST CONCRETE GRAVITY GREASE INTERCEPTOR
8	NEW TRASH ENCLOSURE, PER CITY OF STANDARDS 409. SEE SHEET 16 FOR DETAILS OF CITY STANDARDS
9	NEW 6' HIGH WROUGHT IRON SLIDING GATE
10	NEW FIRE KNOX BOX, MOUNTED PER CITY FIRE STANDARDS
11	EXISTING EASEMENT FOR STREET AND PUBLIC UTILITY
12	NEW IN GROUND PLANTER WITH BROWN MULCH
13	EXISTING CANOPY POSTS TO REMAIN
14	EXISTING PROPERTY LINE
15	EXISTING CONCRETE TO REMAIN
16	NEW CONCRETE
17	NEW ORCA BRICK CLAY EXTERIOR PAVERS
18	NEW CHILDREN'S PLAY AREA WITH BROWN BARK MULCH NUGGETS
19	EXISTING MONUMENT SIGN TO REMAIN
20	NEW DECOMPOSED GRANITE COMPACTED OVER LEVELED SITE; WITH STABILIZER TO PREVENT EROSION AND RUN OFF
21	EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
22	EXISTING HISTORIC OVERHEAD SIGN TO REMAIN
23	NEW MOVABLE UMBRELLAS
24	NEW GROUND MOUNTED SIGN
25	NEW FIRE PIT
26	NEW MOVABLE TRASH AND RECYCLE BINS
27	NEW MOVABLE SERVER STATION
28	NEW TIVOLI STRING LIGHTS
29	EXISTING UTILITY EASEMENT
30	NEW PING PONG TABLE
31	EXISTING DRIVE APRON
32	NEW 6' HIGH WROUGHT IRON SWINGING GATE
33	NEW QUEUING LINE GUARD RAIL
34	NEW 4' HIGH PAINTED CMU WALL
35	NEW PAINTED FIXED AND SEALED DIAMOND PLATE COVER OVER EXISTING AUTO SERVICE PIT.
36	EXISTING PUBLIC FIRE HYDRANT
37	BUILDING ADDRESS LOCATION

LEGEND

- NEW HEATERS
- POTTED PLANTS WITH IRRIGATION
- IN GROUND LANDSCAPE PLANTER WITH BROWN MULCH
- BROWN BARK MULCH NUGGETS
- IN GROUND LANDSCAPE LIGHTING
- TIVOLI STRING LIGHTS
- OUTDOOR WALL SCONCE
- MOVABLE UMBRELLAS
- 4'-0" HIGH CMU WALL

THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

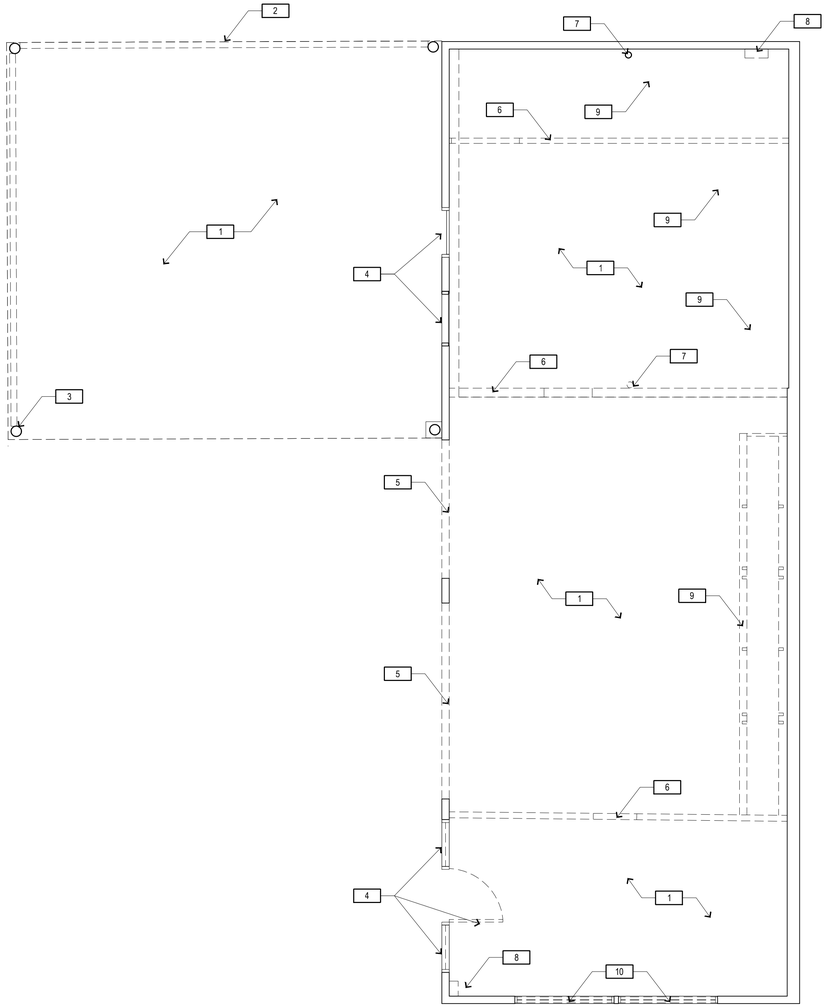
PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

Architecture. Design. Relationships.

www.aoarchitects.com

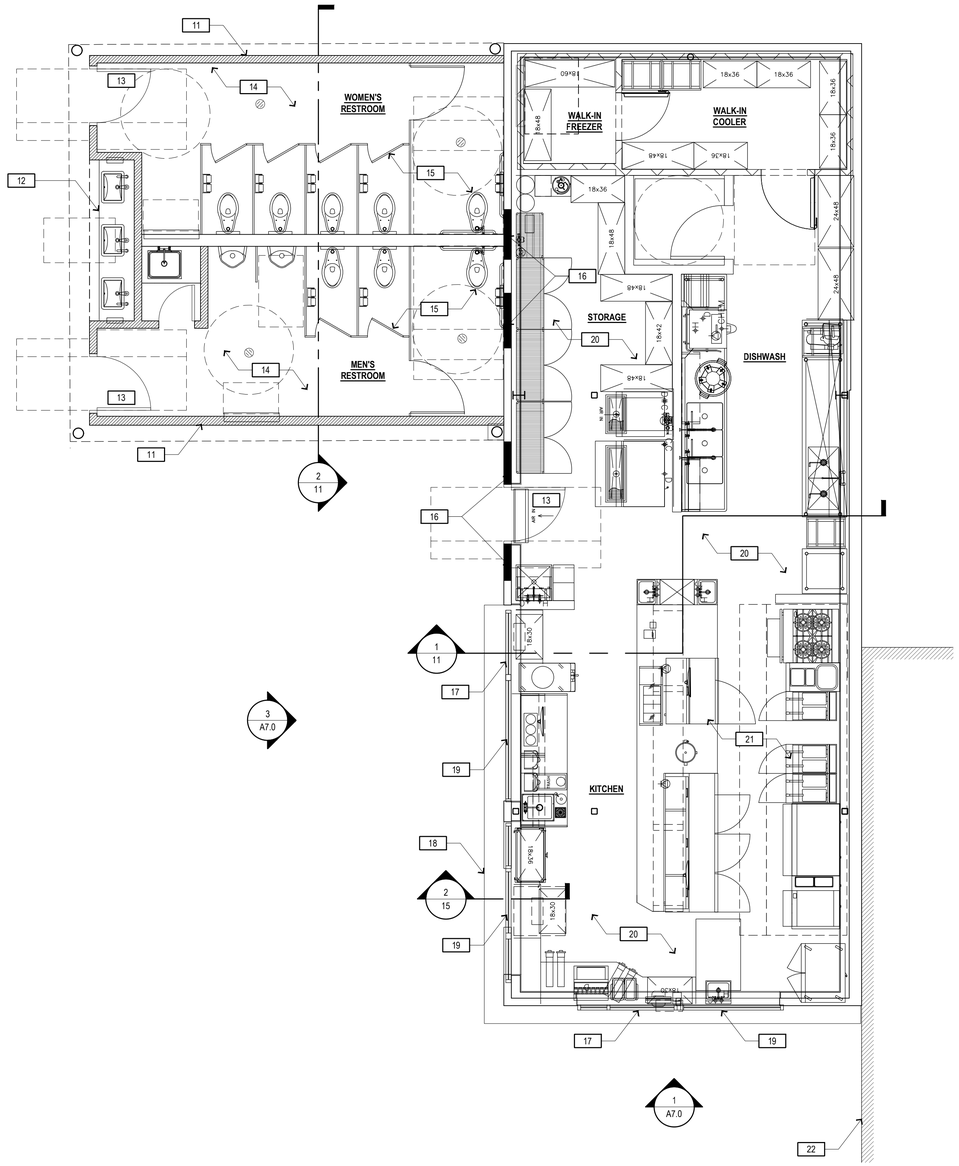
02



EXISTING BUILDING 'A' FLOOR PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH



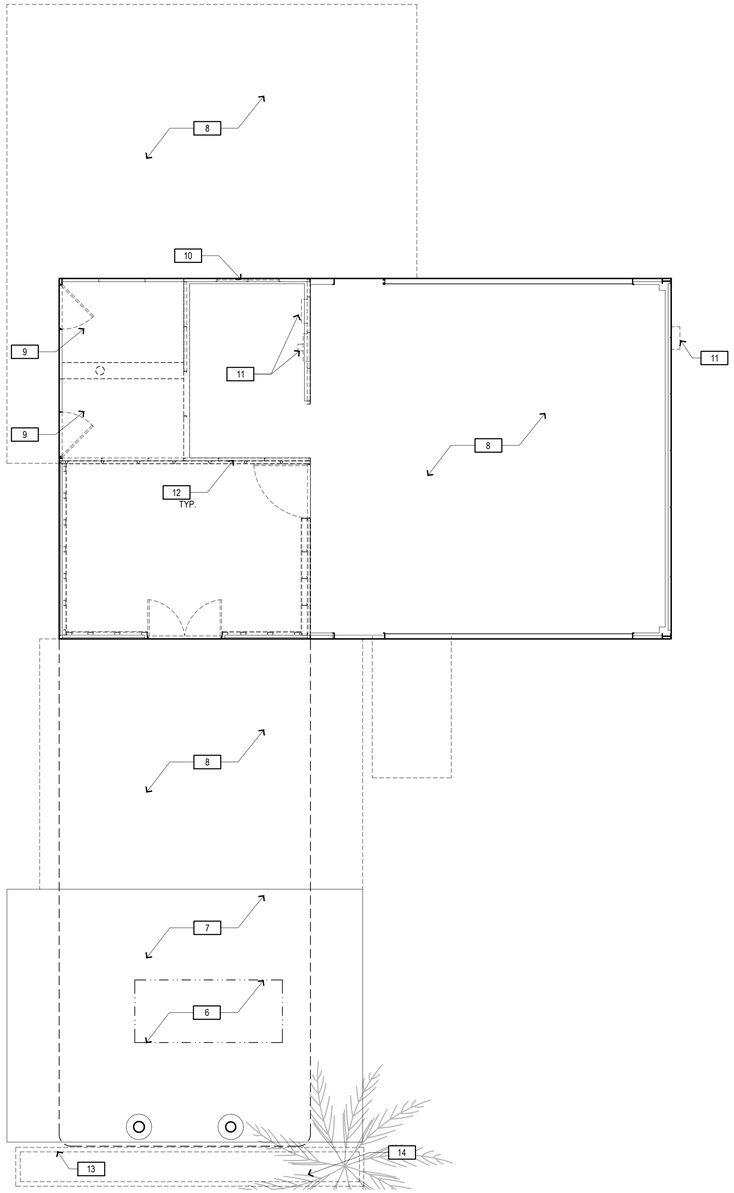
PROPOSED BUILDING 'A' FLOOR PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH

KEYNOTES

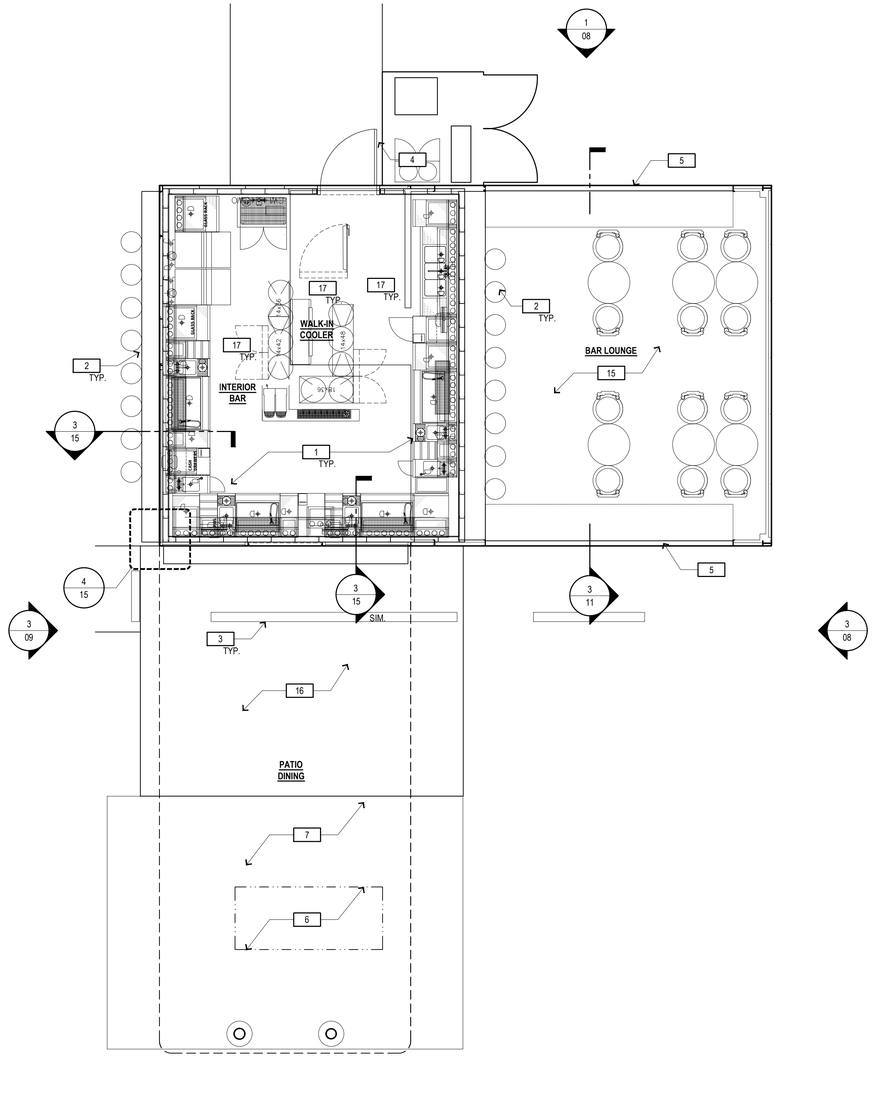
1	(E) CONC.SLAB TO REMAIN. PREPPED AS REQUIRED TO RECEIVE NEW FLOOR FINISH
2	EXISTING CANOPY ABOVE TO REMAIN. REPAIR AND REFINISH AS REQUIRED.
3	EXISTING ROUND CANOPY COLUMNS TO REMAIN AND REFINISHED, TYPICAL OF (4)
4	EXISTING DOOR AND WINDOW TO BE REMOVED
5	EXISTING GARAGE DOORS TO BE REMOVED
6	EXISTING INTERIOR WALLS TO BE REMOVED
7	EXISTING COLUMN TO BE RELOCATED
8	EXISTING UTILITIES TO BE REMOVED
9	EXISTING EQUIPMENT TO BE REMOVED
10	EXISTING WINDOW OPENINGS TO REMAIN AND REUSED
11	NEW EXTERIOR MASONRY WALL
12	NEW EXTERIOR SHARED LAVATORY COUNTER
13	NEW EXTERIOR DOOR
14	NEW FLOORING O/ EXISTING FLOOR SLAB
15	NEW RESTROOM PLUMBING FIXTURES, ACCESSORIES AND PARTITIONS
16	NEW EXTERIOR WALL FILL
17	NEW PICK-UP WINDOW WITH INSULATED GLAZING
18	NEW EXTERIOR PICK-UP / ORDER COUNTER
19	NEW TEMPERED GLAZING
20	NEW EPOXY FLOORING
21	NEW KITCHEN EQUIPMENT TYPICAL THROUGHOUT
22	EXISTING ADJACENT BUILDING



EXISTING BUILDING 'B' FLOOR PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH



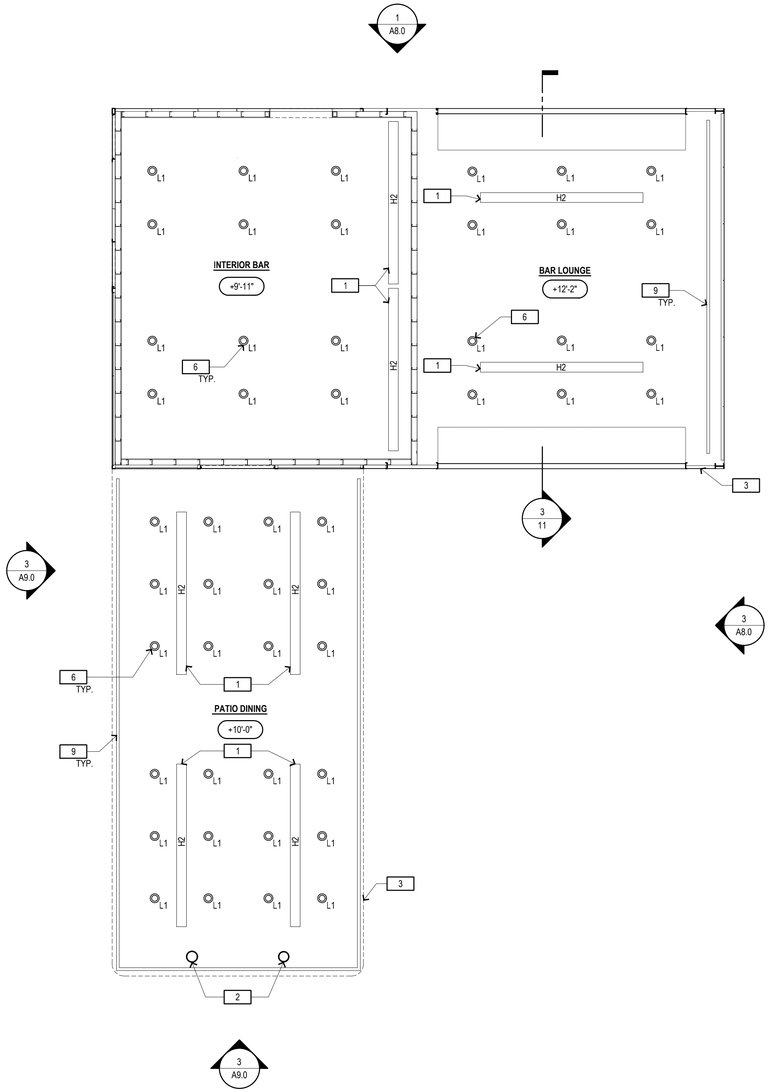
PROPOSED BUILDING 'B' FLOOR PLAN

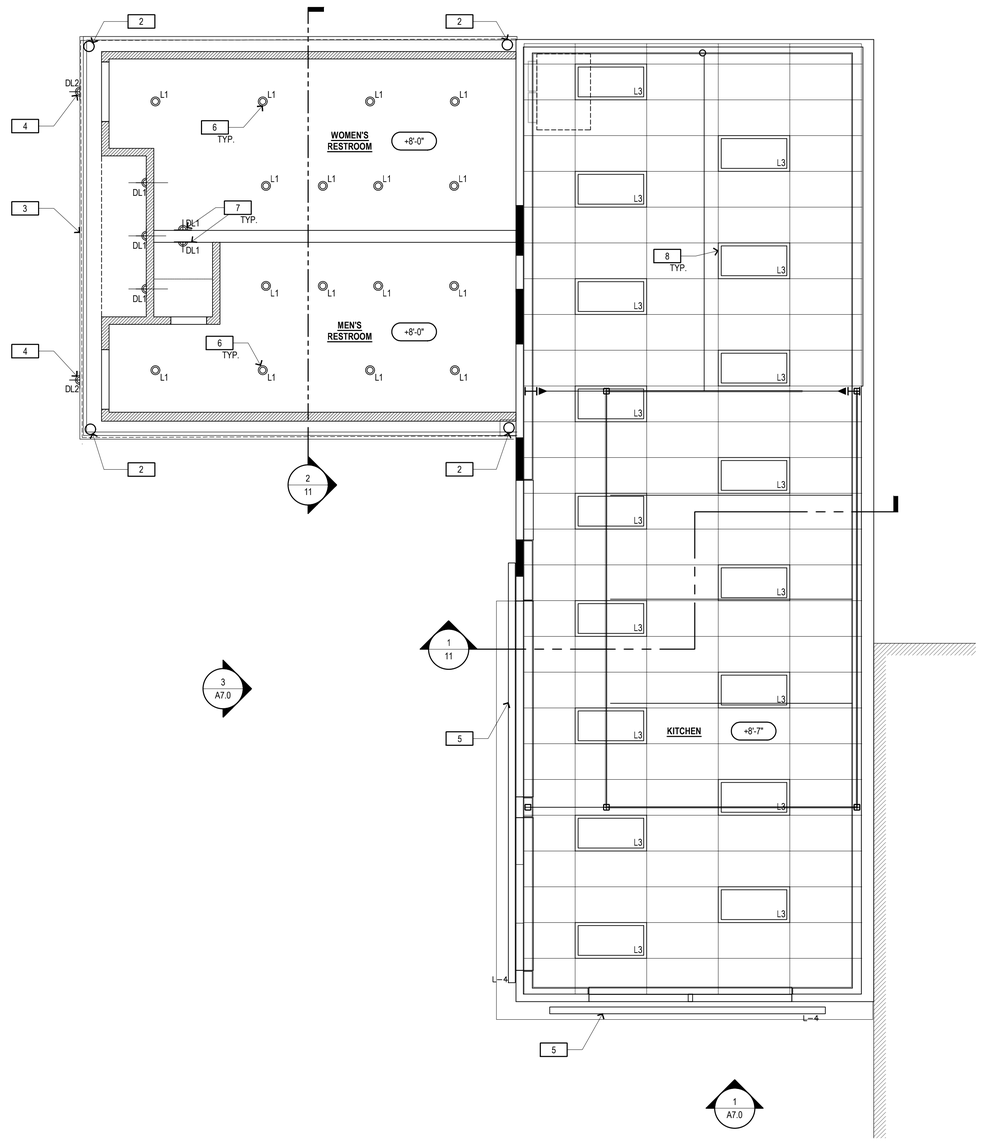
SCALE: 1/4" = 1'-0"

TRUE NORTH

KEYNOTES

1	NEW BAR EQUIPMENT
2	NEW BAR STOOLS AT BAR TOP
3	NEW ORDER QUEUE RAILING
4	NEW EXTERIOR DOOR
5	NEW GARAGE STYLE DOORS
6	EXISTING COVERED EMPTY AUTO SERVICE PIT TO REMAIN
7	EXISTING CONCRETE TO BE PROTECTED IN PLACE
8	EXISTING CONCRETE TO BE REMOVED
9	(E) RESTROOM DOORS TO BE REMOVED AND REPLACED WITH WINDOWS
10	EXISTING WINDOW TO BE REMOVED
11	EXISTING UTILITIES TO BE REMOVED
12	EXISTING INTERIOR WALLS TO BE REMOVED
13	EXISTING PLANTER TO BE REMOVED
14	EXISTING PALM TREE TO BE REMOVED
15	NEW EXTERIOR PAVERS
16	NEW POURED IN PLACE CONCRETE
17	NEW EPOXY FLOORING





KEYNOTES

1. NEW CEILING MOUNTED LINEAR HEATERS
2. EXISTING CANOPY POSTS TO REMAIN
3. EXISTING CANOPY TO REMAIN
4. NEW OUTDOOR WALL SCONCE
5. NEW OUTDOOR LED TAPE LIGHT
6. NEW INDOOR CAN LIGHTS
7. NEW INDOOR WALL SCONCE
8. NEW 2X4 FLUORESCENT LIGHTING IN CEILING GRID WITH ACT
9. NEW MISTER LINES MOUNTED TO UNDERSIDE OF STRUCTURE

PROPOSED BUILDING 'B' REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH

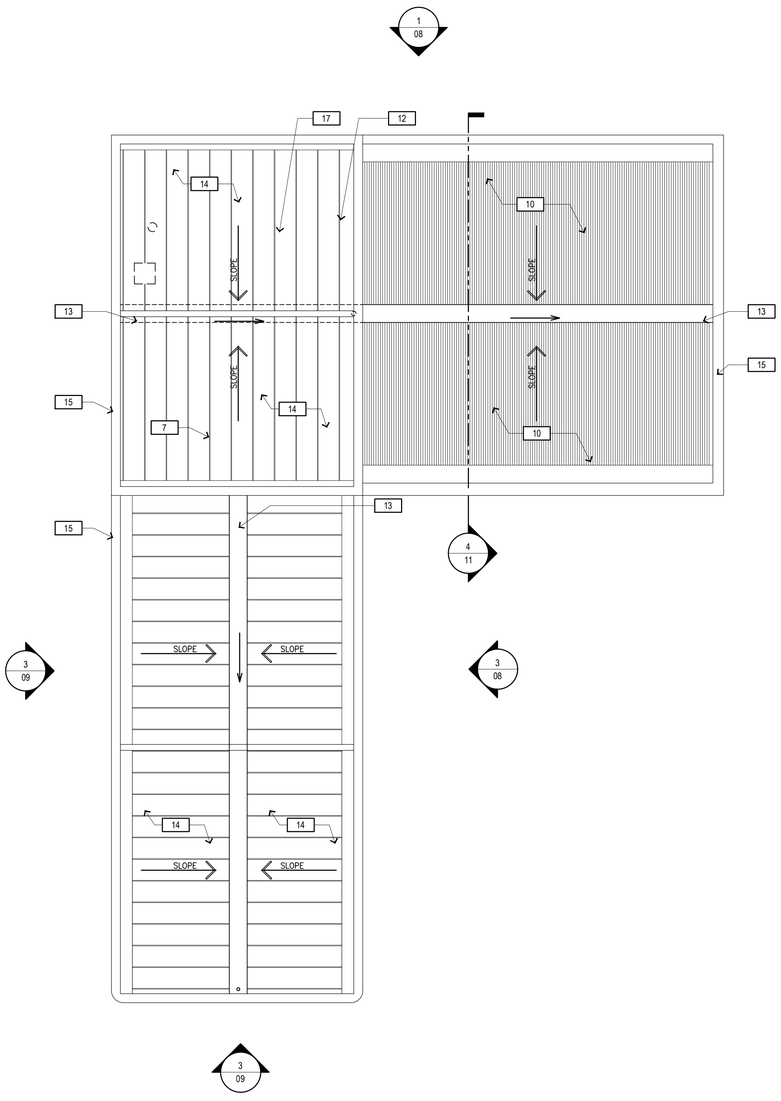
PROPOSED BUILDING 'A' REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH

KEYNOTES

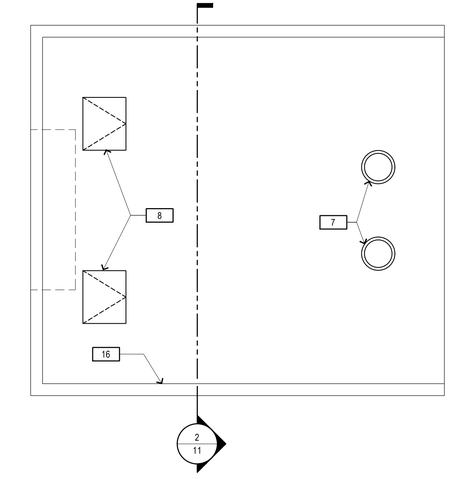
1	NEW ROOF HATCH
2	NEW COOLER CONDENSING UNITS
3	NEW RTU FOR KITCHEN
4	NEW MAKE-UP AIR FOR HOODS
5	NEW KITCHEN EXHAUST FAN
6	NEW HEAT PUMP EQUIPMENT FOR RESTROOMS
7	NEW RESTROOM EXHAUST FANS
8	NEW FAN COIL UNIT FOR RESTROOMS
9	NEW ROOF TOP SCREEN
10	EXISTING CORRUGATED ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED
11	EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED
12	NEW 10" DIA. OSA INTAKE
13	EXISTING ROOF GUTTER AND DRAIN TO REMAIN. PATCH AND REPAIR AS NEEDED
14	EXISTING STANDING STEAM ROOF TO REMAIN. PATCH AND REPAIR AS NEEDED
15	EXISTING LOW PARAPET WITH COPING TO REMAIN. PATCH AND REPAIR AS NEEDED.
16	NEW LOW PARAPET
17	NEW FAN COIL UNIT FOR BAR
18	EXISTING ADJACENT BUILDING



PROPOSED BUILDING 'B' ROOF PLAN

SCALE: 1/4" = 1'-0"

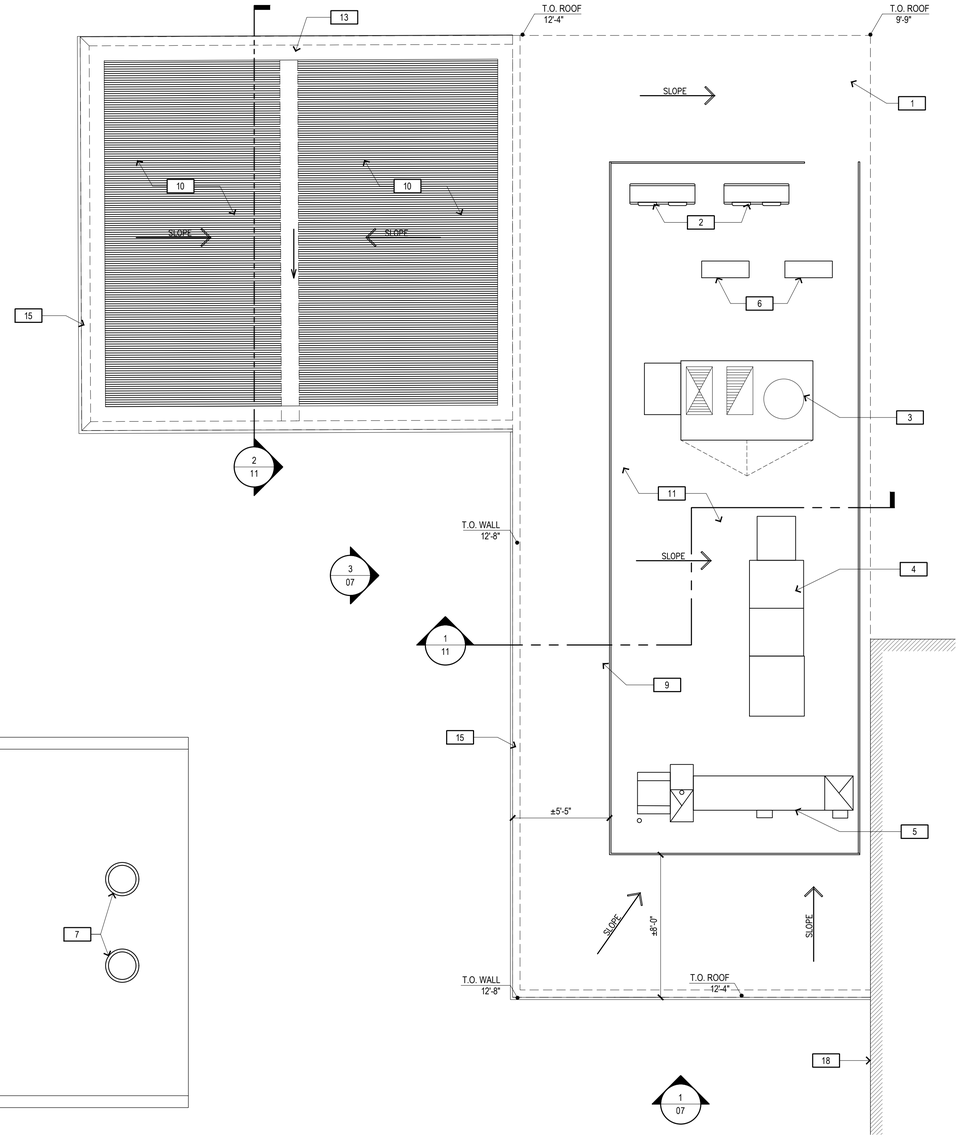
TRUE NORTH



LOWER DECK PLAN OVER RESTROOMS

SCALE: 1/4" = 1'-0"

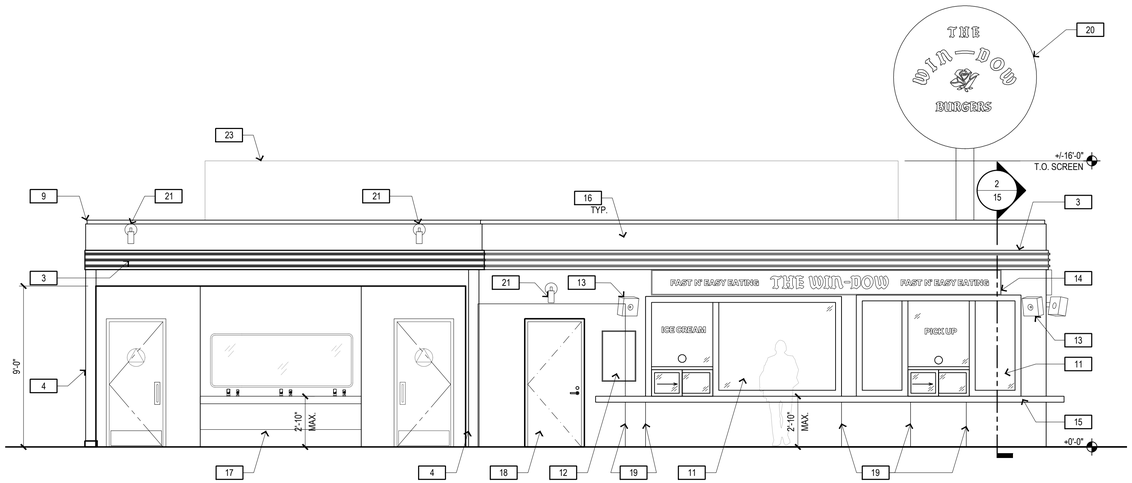
TRUE NORTH



PROPOSED BUILDING 'A' ROOF PLAN

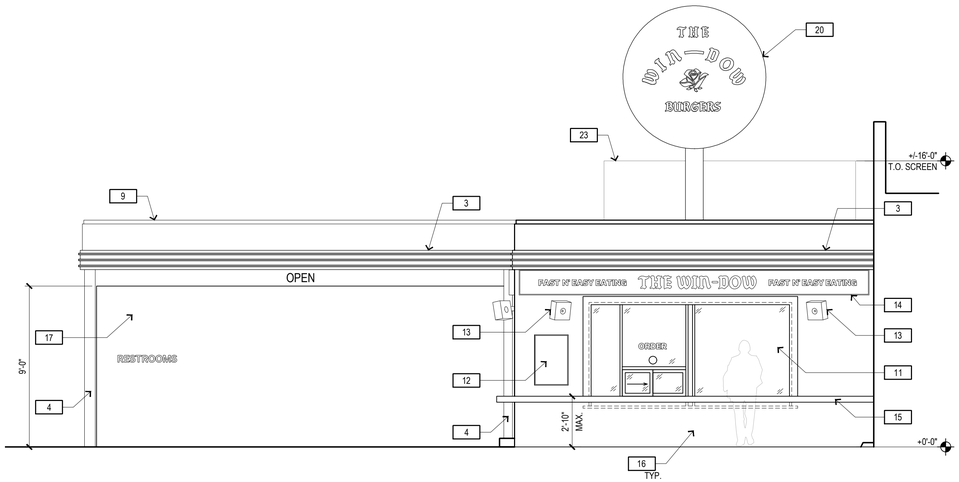
SCALE: 1/4" = 1'-0"

TRUE NORTH



BUILDING 'A' - PROPOSED WEST ELEVATION 3

SCALE: 1/4" = 1'-0"

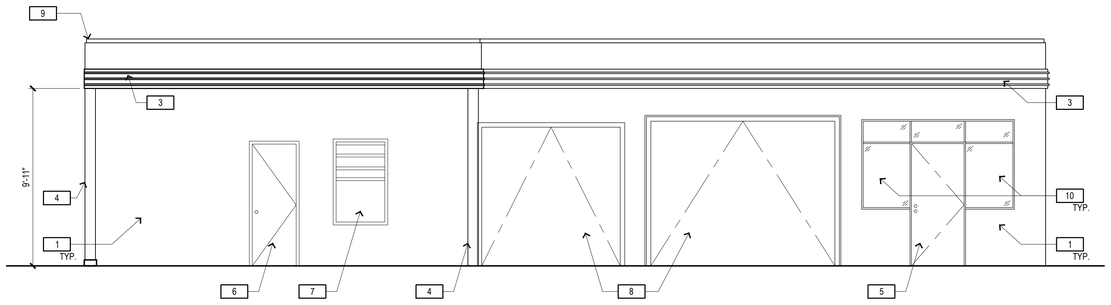


BUILDING 'A' - PROPOSED SOUTH ELEVATION 1

SCALE: 1/4" = 1'-0"

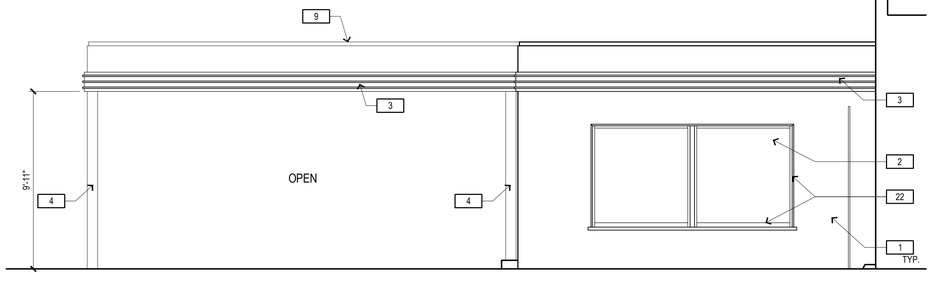
KEYNOTES

1	EXISTING PLASTER CLAD WOOD STUD WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE
2	EXISTING WOOD FRAMED WINDOWS CURRENTLY BOARDED UP
3	EXISTING DECORATIVE METAL CORNICE , TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
4	EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
5	EXISTING WOOD DOOR, TO BE REMOVED. IF HISTORICALLY ORIGINAL, STORE ON SITE IN CLEAN AND DRY ENVIRONMENT.
6	EXISTING DOOR TO REMAIN AND BE SECURED IN PLACE.
7	EXISTING WALL NICHE SHELF
8	EXISTING TILT UP WOODEN GARAGE DOORS AND FRAME TO BE REMOVED IN ENTIRETY
9	(E) METAL CANOPY TO REMAIN. RESTORE, CLEAN & PRIME TO RECEIVE NEW PAINT FINISH.
10	EXISTING SINGLE PANE NON-TEMPERED GLAZING AND FRAME TO BE REMOVED
11	NEW WOOD FRAMED WINDOW AND ORDER WINDOW TO BE PLACED IN EXISTING OPENING
12	MENU BOARD
13	ORDER ANNOUNCEMENT SPEAKERS
14	BRANDING SIGN
15	ORDER COUNTER
16	NEW PAINT ON ENTIRE STRUCTURE
17	NEW RESTROOM STRUCTURE, INDEPENDENT OF CANOPY POSTS AND UNDERSIDE
18	NEW DOOR AND WALL INFILL TO MATCH EXISTING PLASTER
19	NEW DELINEATION STRIP, MARKING ORIGINAL ARCHITECTURAL FEATURES NOW INFILLED
20	NEW POST MOUNTED ROTATING BRANDING SIGN
21	NEW DOWN LIGHTS
22	EXISTING NON HISTORIC WOOD 2X'S AND PLYWOOD TO BE REMOVED
23	NEW MECHANICAL SCREEN BEYOND



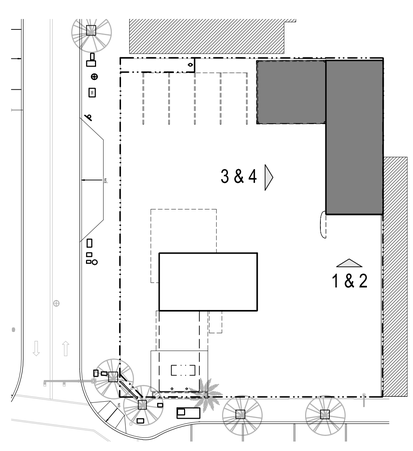
BUILDING 'A' - EXISTING WEST ELEVATION 4

SCALE: 1/4" = 1'-0"



BUILDING 'A' - EXISTING SOUTH ELEVATION 2

SCALE: 1/4" = 1'-0"



SITE KEY PLAN

NOT TO SCALE

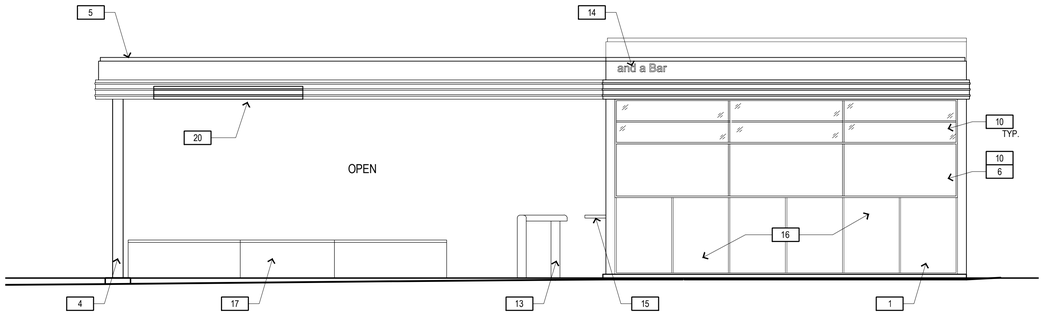
THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW
237 WEST CHAPMAN AVENUE, ORANGE, CA

PROPOSED AND EXISTING SOUTH & WEST BUILDING 'A' EXTERIOR ELEVATIONS

AO Architecture. Design. Relationships.
www.aoarchitects.com

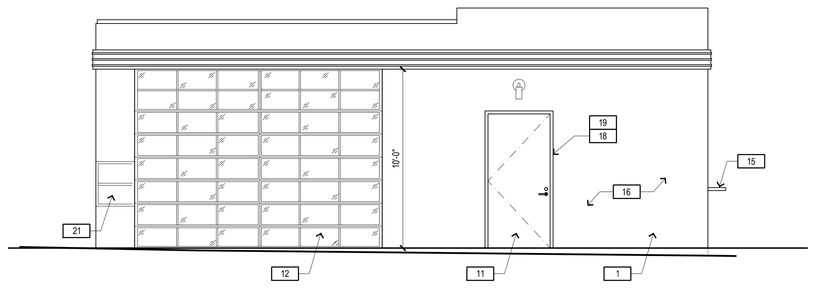
07



BUILDING 'B' - PROPOSED EAST ELEVATION 3

SCALE: 1/4" = 1'-0"

NOTE:
ALL SIGNAGE SHOWN ON PLANS REPRESENT DESIGN INTENT ONLY AND WILL BE SUBMITTED UNDER SEPARATE REVIEW AND APPROVAL

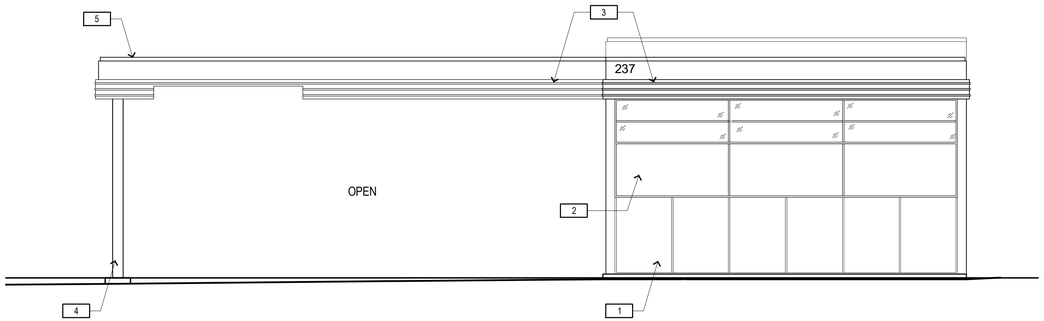


BUILDING 'B' - PROPOSED NORTH ELEVATION 1

SCALE: 1/4" = 1'-0"

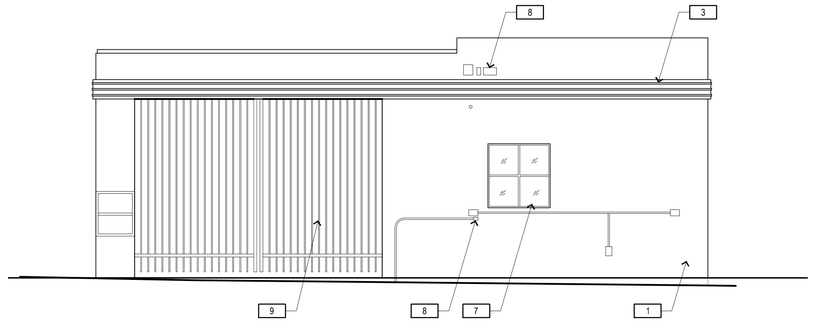
KEYNOTES

1	EXISTING METAL PANEL WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE
2	EXISTING BOARDED UP WINDOW FRAME
3	EXISTING DECORATIVE METAL CORNICE , TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
4	EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
5	(E) METAL CANOPY TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH.
6	EXISTING SINGLE PANE NON-TEMPERED GLAZING TO BE REMOVED AND REPLACED WITH NEW TEMPERED GLAZING IN EXISTING METAL FRAME
7	EXISTING WINDOW TO BE REMOVED
8	EXISTING ELECTRICAL LINES AND BOXES TO BE REMOVED
9	EXISTING METAL SECURITY GATE TO BE REMOVED
10	NEW TEMPERED GLAZING TO BE INSERTED IN EXITING METAL FRAME
11	NEW DOOR
12	NEW VERTISTACK GARAGE DOOR
13	NEW GROUND MOUNTED QUEUE LINE RAILING
14	BRANDING SIGN
15	ORDER COUNTER
16	NEW PAINT ON ENTIRE STRUCTURE
17	NEW SEATING AREA BOOTH
18	NEW METAL PANEL WALL INFILL
19	NEW DELINEATION STRIP, MARKING ORIGINAL ARCHITECTURAL FEATURES NOW INFILLED
20	NEW RESTORED MISSING METAL CORNICE PIECE, TO MATCH ORIGINAL
21	EXISTING METAL ARCHITECTURAL FEATURE TO REMAIN



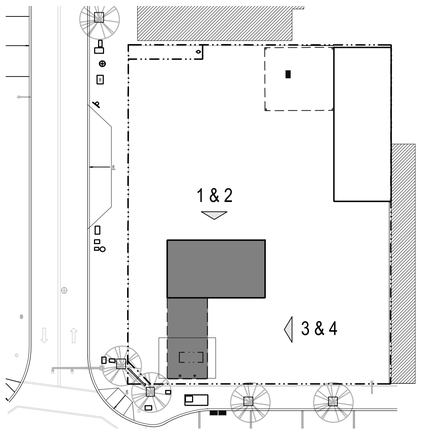
BUILDING 'B' - EXISTING EAST ELEVATION 4

SCALE: 1/4" = 1'-0"



BUILDING 'B' - EXISTING NORTH ELEVATION 2

SCALE: 1/4" = 1'-0"



SITE KEY PLAN

NOT TO SCALE

THE WIN~DOW

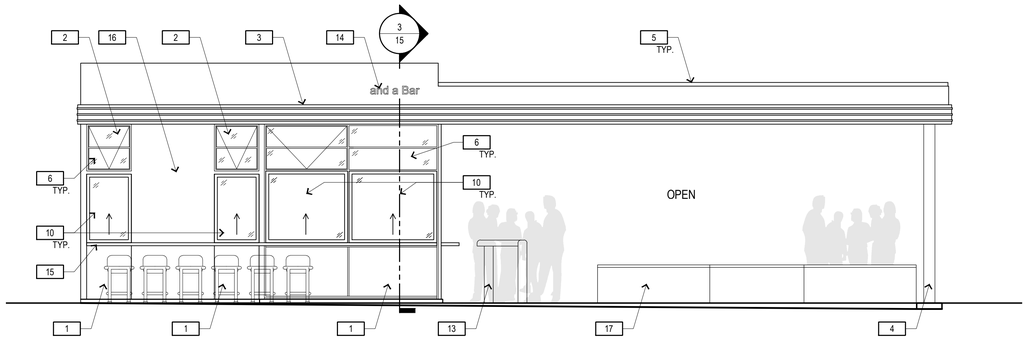
AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

PROPOSED AND EXISTING SOUTH & WEST BUILDING 'B' EXTERIOR ELEVATIONS

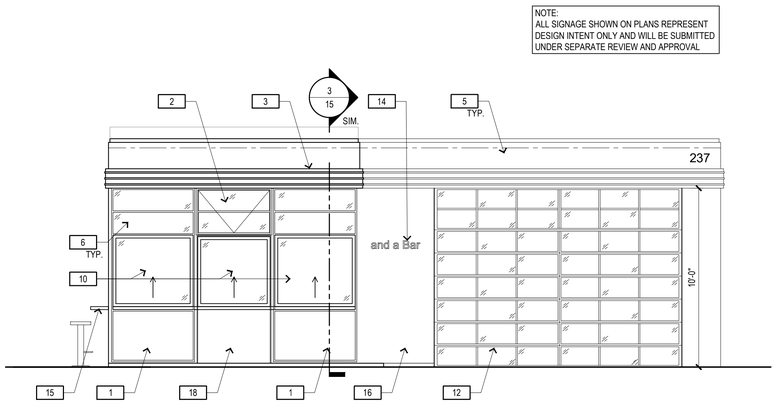
AO Architecture. Design. Relationships.
www.aoarchitects.com

08



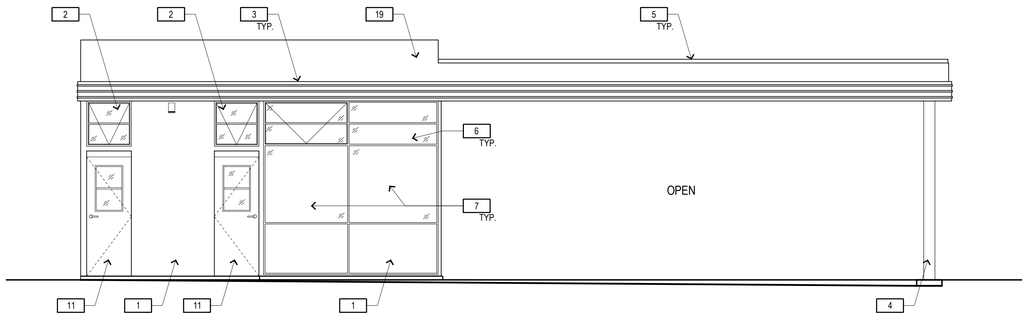
BUILDING 'B' - PROPOSED WEST ELEVATION 3

SCALE: 1/4" = 1'-0"



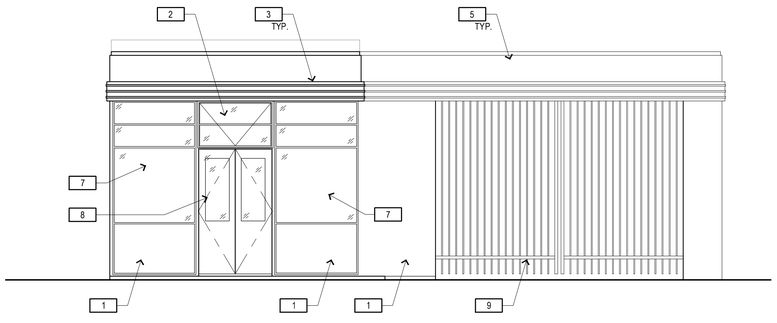
BUILDING 'B' - PROPOSED SOUTH ELEVATION 1

SCALE: 1/4" = 1'-0"



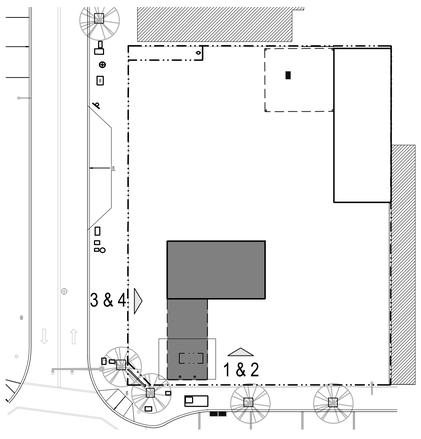
BUILDING 'B' - EXISTING WEST ELEVATION 4

SCALE: 1/4" = 1'-0"



BUILDING 'B' - EXISTING SOUTH ELEVATION 2

SCALE: 1/4" = 1'-0"



SITE KEY PLAN

NOT TO SCALE

KEYNOTES

1	EXISTING METAL PANEL WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE
2	EXISTING HOPPER STYLE WINDOW TO REMAIN
3	EXISTING DECORATIVE METAL CORNICE , TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
4	EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN & PRIME TO RECEIVE NEW PAINT FINISH
5	(E) METAL CANOPY TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
6	EXISTING SINGLE PANE NON-TEMPERED GLAZING TO BE REMOVED AND REPLACED WITH NEW TEMPERED GLAZING IN EXISTING METAL FRAME
7	EXISTING WINDOW GLAZING TO BE REMOVED
8	EXISTING DOORS TO BE REMOVED AND STORED ON SITE IN CLEAN AND DRY AREA. TO BE PROTECTED
9	EXISTING METAL SECURITY GATE TO BE REMOVED
10	NEW TEMPERED SINGLE HUNG WINDOW TO BE INSTALLED BEHIND (E) METAL DOOR FRAME.
11	EXISTING NON-HISTORIC DOORS TO BE REMOVED
12	NEW VERTISTACK GARAGE DOOR
13	NEW GROUND MOUNTED QUEUE LINE RAILING
14	BRANDING SIGN
15	ORDER COUNTER
16	NEW PAINT ON ENTIRE STRUCTURE
17	NEW SEATING AREA BOOTH
18	NEW METAL PANEL WALL INFILL
19	BUILDING SIGNAGE ON THE CHAPMAN AVE SIDE TO MEET CITY OF ORANGE ADDRESS STANDARDS
20	NEW ADDRESS SIGNAGE PER THE CITY OF ORANGE STANDARDS

THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

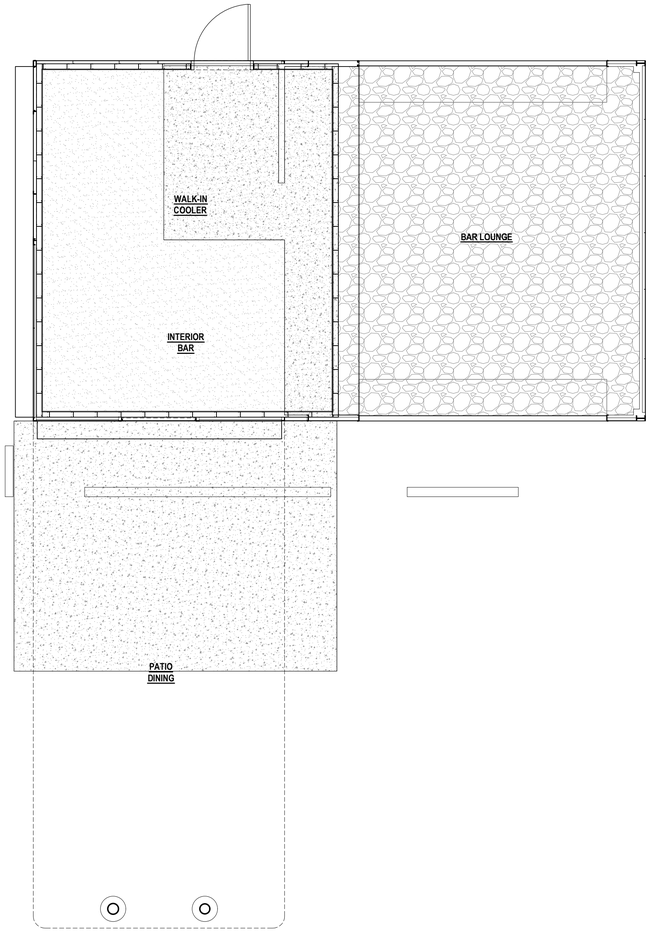
PROPOSED AND EXISTING SOUTH & WEST BUILDING 'B' EXTERIOR ELEVATIONS

Architecture. Design. Relationships.
www.aoarchitects.com

09

LEGEND

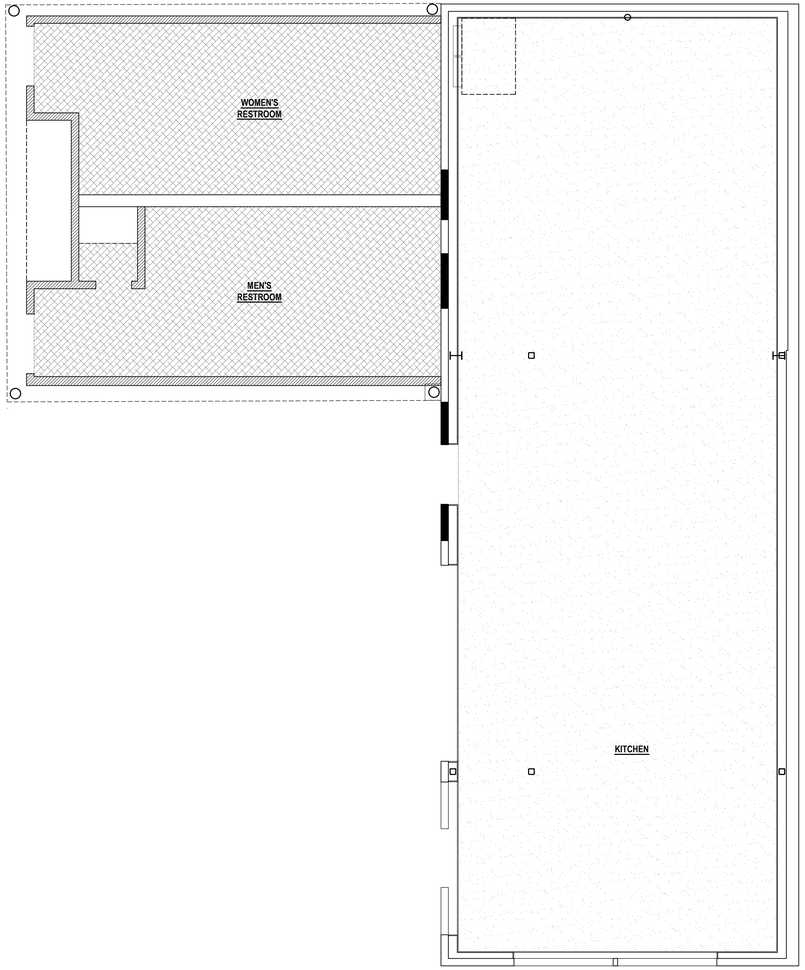
- NEW SEALED CONCRETE
- EPOXY FLOORING OVER NEW POURED CONCRETE
- NEW POURED CONCRETE
- EXTERIOR PAVERS- ORCA BRICK CLAY; DUNE
- CMU WALL



PROPOSED BUILDING 'B' FINISH FLOOR PLAN

SCALE: 1/4" = 1'-0"

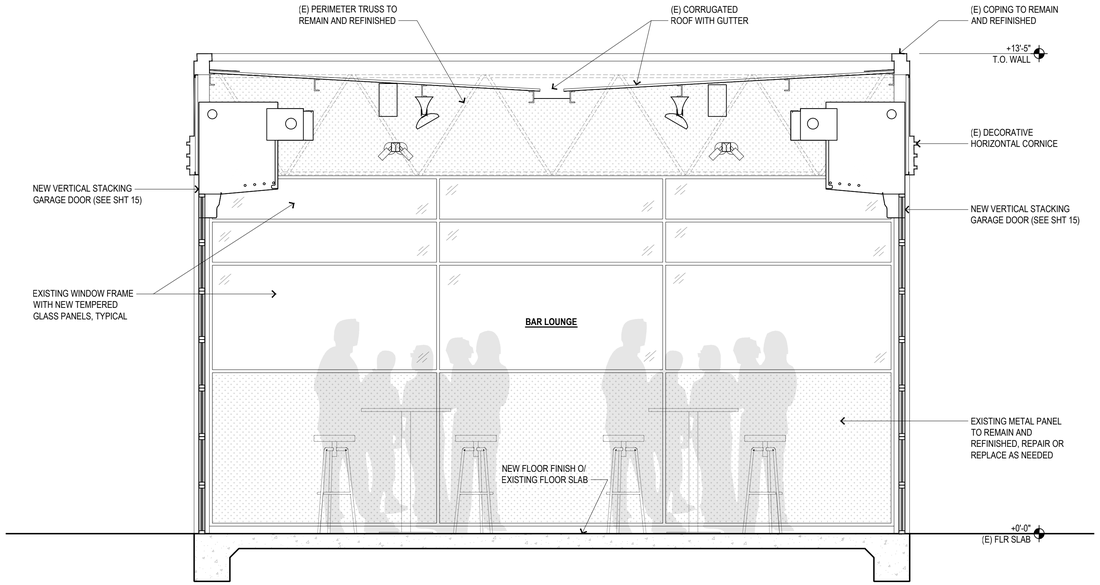
TRUE NORTH



PROPOSED BUILDING 'A' FINISH FLOOR PLAN

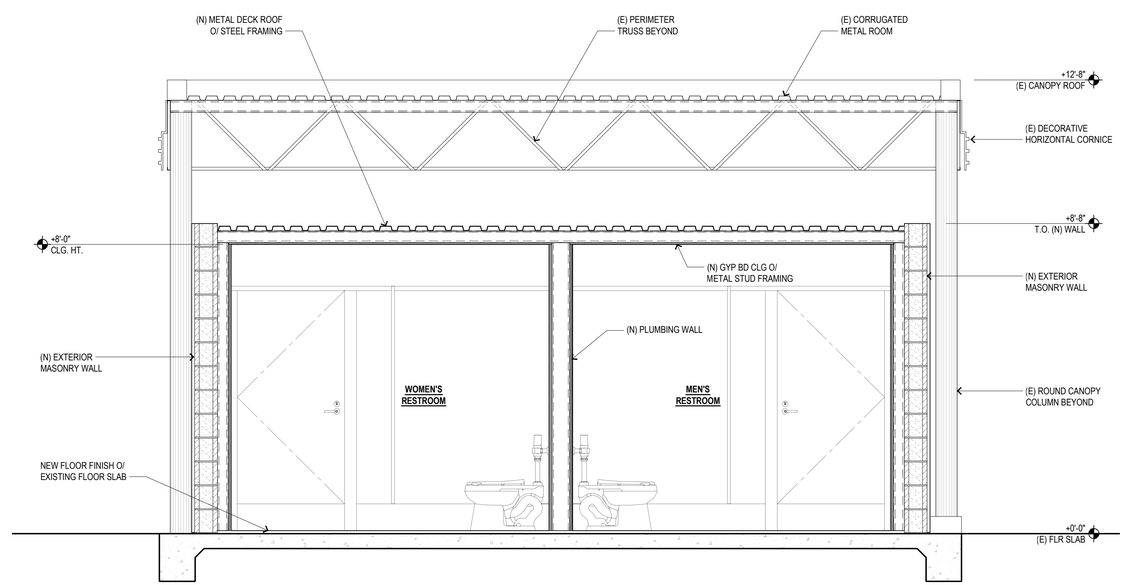
SCALE: 1/4" = 1'-0"

TRUE NORTH



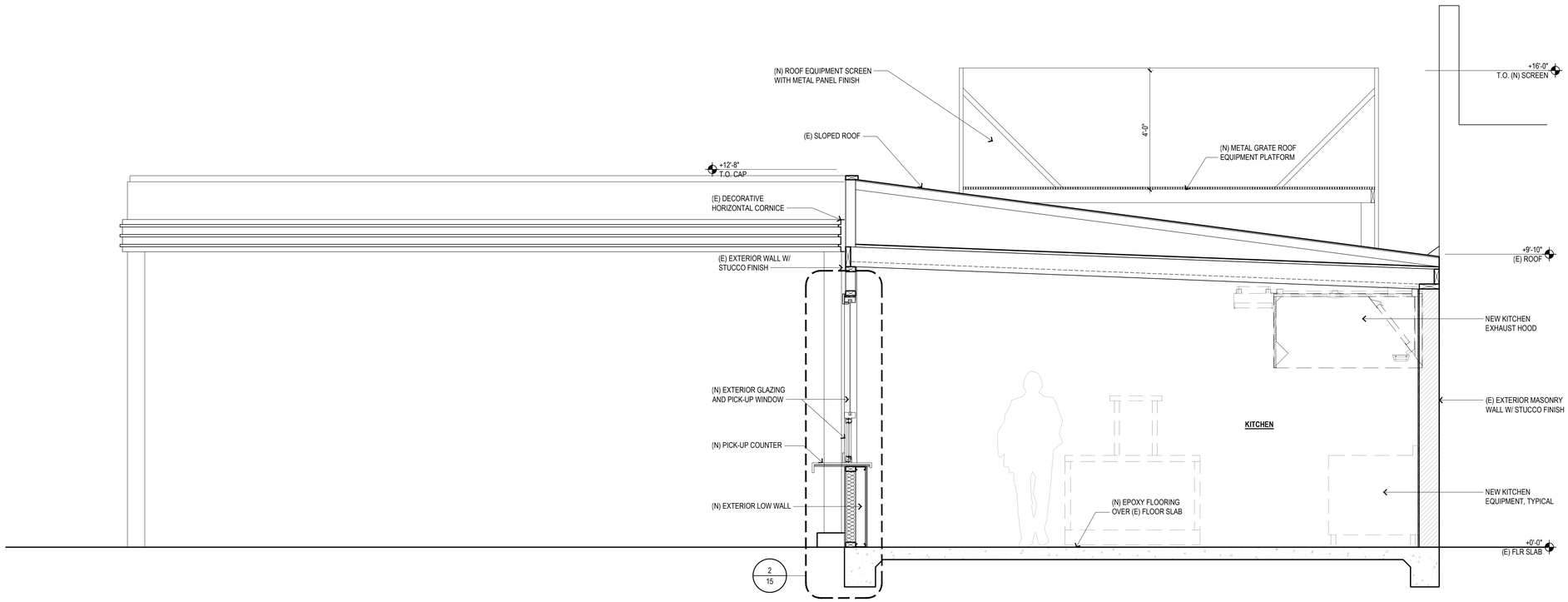
SECTION AT PATIO BAR 3

SCALE: 1/2" = 1'-0"



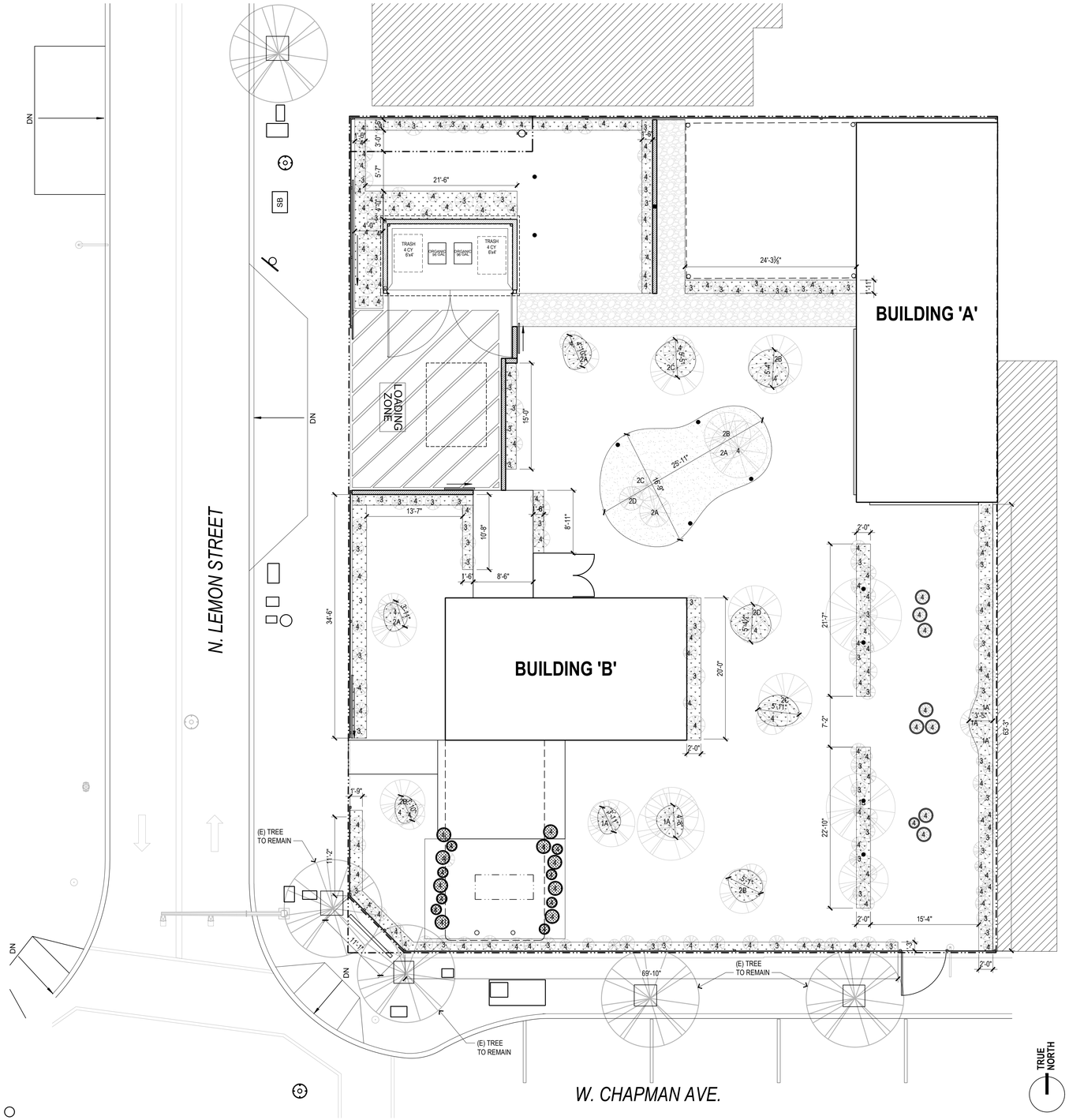
SECTION AT RESTROOM 2

SCALE: 1/2" = 1'-0"



SECTION AT KITCHEN 1

SCALE: 1/2" = 1'-0"



LANDSCAPE KEY

KEY	TYPE	NAME	DESCRIPTION	QTY	SIZE
1A	TREE	ACACIA STENOPHYLLA	MED. WILLOW-LIKE	3	2'-0"
1B	TREE	AGONIS FLEXUOSA	LARGE WILLOW-LIKE	3	2'-0"
1C	TREE	BRACHYCHITON	LARGE TREE W/ GREEN LEAVES	3	2'-0"
2A	TREE (PALM)	PHOENIX ZAHIDI	PALM TREE	4	
2B	TREE (PALM)	WASHINGTONIA	TALL PALM TREE	4	12'-0"
2C	TREE (PALM)	BISMARCKIA NOBILIS	PALM TREE	3	ROOT
2D	TREE (PALM)	ARCHONIOPHOENIX CUNNINGHAMIANA	PALM TREE	2	15 GAL
3	TROPICAL FOLIAGE	ALOCACIA CALIDORA	ELEPHANT EAR	4	5 GAL
3	TROPICAL FOLIAGE	FICUS 'ALL GOLD'	FOLIAGE PLANT	4	3 GAL
3	TROPICAL FOLIAGE	HEDUCHIUM-GINGER	FOLIAGE PLANT W/ FLOWER	6	15 GAL
3	TROPICAL FOLIAGE	BANANA-DWARF	FOLIAGE PLANT	6	15 GAL
3	TROPICAL FOLIAGE	DRACEANA	SCULPTURAL FOLIAGE	6	15 GAL
3	TROPICAL FOLIAGE	YUCCA JEWEL	PALM-LIKE SHAPED YUCCA	6	25 GAL
3	TROPICAL FOLIAGE	ARENGA ENGLERI	SMALL FOLIAGE PALM	6	15 GAL
3	TROPICAL FOLIAGE	SYAGRUS WEDDELLIANA	SMALL FOLIAGE PALM	6	15 GAL
3	TROPICAL FOLIAGE	LEPIDOZAMIA PEROFFSKYANA	CYCAD	8	15 GAL
3	TROPICAL FOLIAGE	CHAMAEROPS CERIFERA	SMALL FOLIAGE PALM	8	
4	GRASS/GRASS-LIKE	HESPERALOE	GRASS-LIKE FLOWERING PLANT	20	3 GAL
4	GRASS/GRASS-LIKE	LOMANDRA	GRASS-SILVER LESS THAN 3'-0"	30	5 GAL
4	GRASS/GRASS-LIKE	ISCHYROLEPIS SUBVERTICILLATA	GRASS LESS THAN 3'-0"	30	5 GAL
4	GRASS/GRASS-LIKE	ISCHYROLEPIS SUBVERTICILLATA	GRASS LESS THAN 3'-0"	6	5 GAL
4	GRASS/GRASS-LIKE	SESLERIA	SHORT GRASS GROUNDCOVER LESS THAN 3'-0"	30	1 GAL
4	GRASS/GRASS-LIKE	MUHLEBERGIA	GRASS LESS THAN 3'-0"	16	1 GAL

TOTAL PLANT COUNT: 182

LANDSCAPE NOTES

1. LANDSCAPE ON THE SOUTH AND WEST PERIMETER SHALL NOT EXCEED A HEIGHT OF MORE THAN THREE FEET.
2. ANY TREE TYPE LANDSCAPE BEING CONSIDERED MUST HAVE A FOLIAGE CANOPY ABOVE SIX FEET FROM THE GROUND.

LEGEND

- POTTED PLANTS WITH IRRIGATION
- IN GROUND LANDSCAPE PLANTER WITH BROWN MULCH
- BROWN BARK MULCH NUGGETS
- EXTERIOR PAVERS- ORCA BRICK CLAY; DUNE
- BOCCI BALL PIT
- CMU WALL

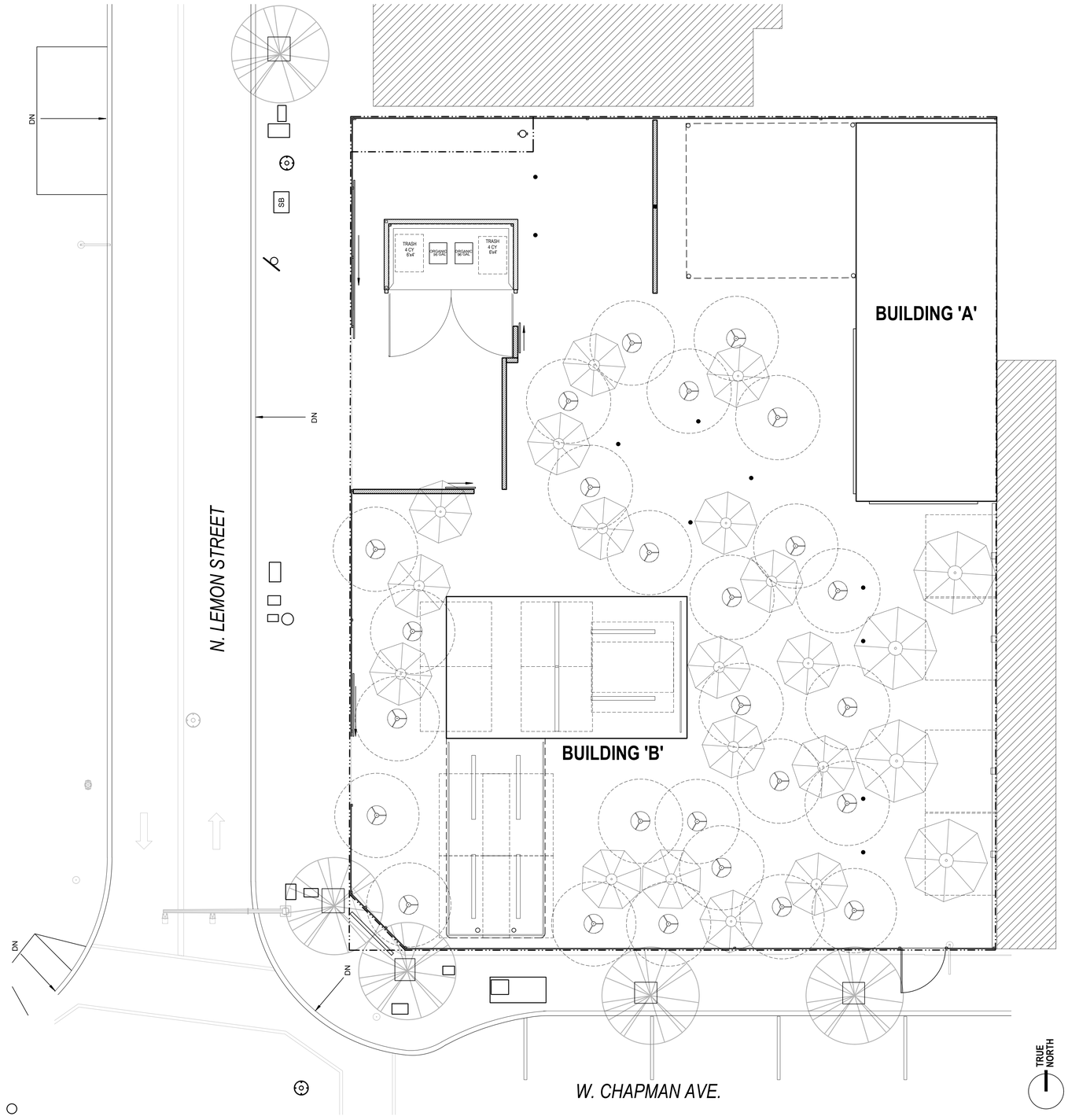
THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW
237 WEST CHAPMAN AVENUE, ORANGE, CA

PROPOSED LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

Architecture. Design. Relationships.
www.aoarchitects.com

12



LEGEND

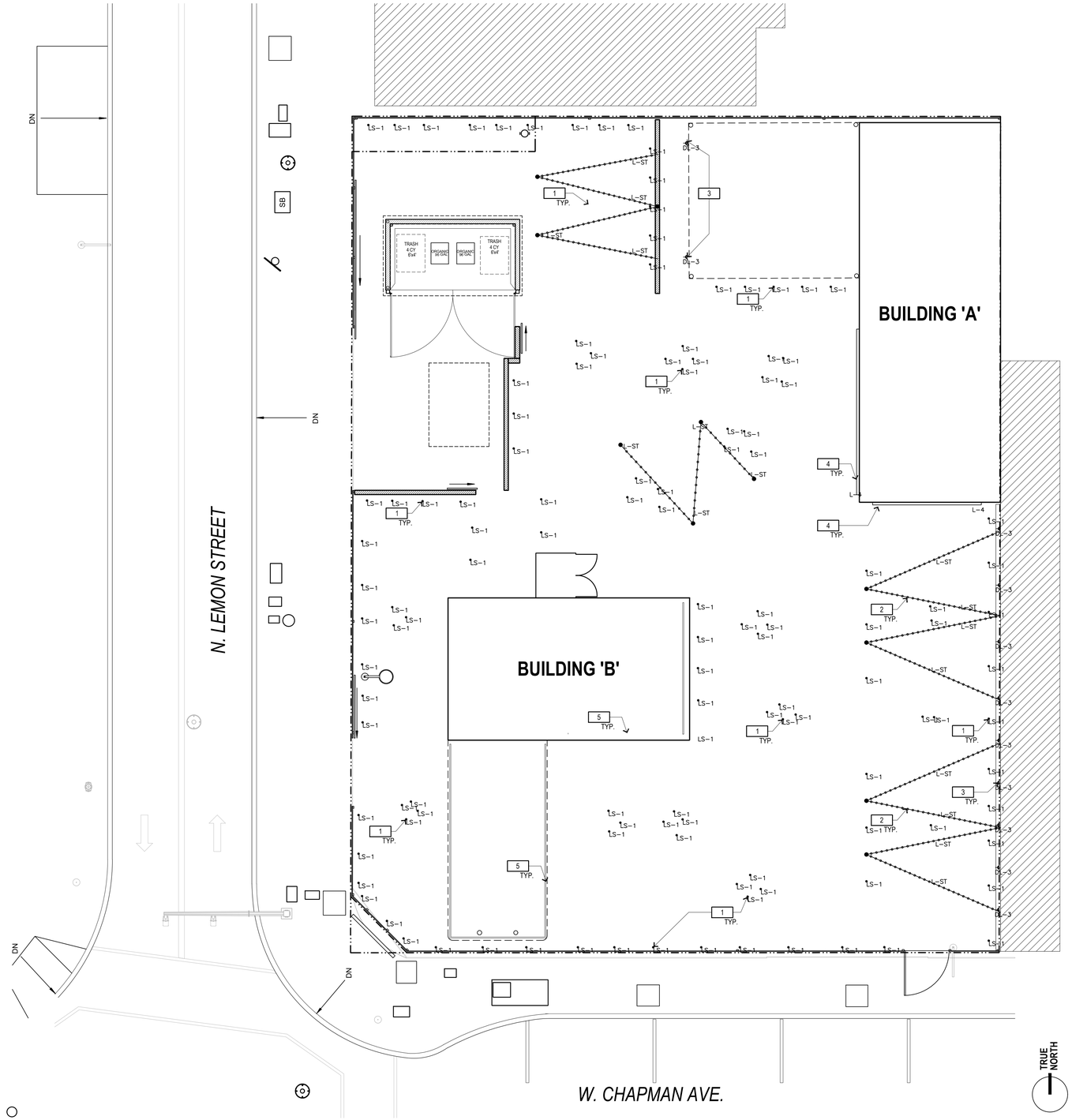
NEW GROUND MOUNTED HEATERS W/ HEAT SPREAD

NEW CEILING MOUNTED LINEAR HEATERS W/ HEAT SPREAD

NEW WALL MOUNTED HEATERS W/ HEAT SPREAD

MOVABLE UMBRELLAS

CMU WALL



KEYNOTES

1. LOW LANDSCAPE LIGHT
2. TIVOLI STRING LIGHTS
3. OUTDOOR WALL SCONCE
4. OUTDOOR LED TAPE LIGHT
5. CANOPY MOUNTED MISTERS

LEGEND

LS-1 — LOW LANDSCAPE LIGHT

L-ST — TIVOLI STRING LIGHTS

DL-3 — OUTDOOR WALL SCONCE

L-4 — OUTDOOR LED TAPE LIGHT

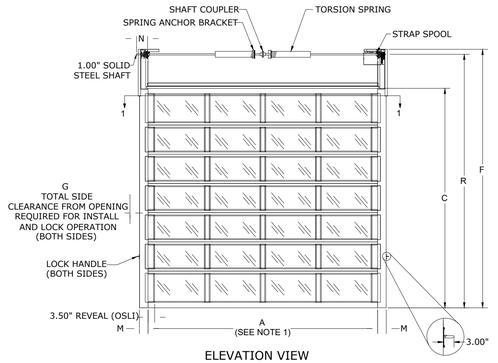
DOOR CONFIGURATION						WEIGHT (LBS)
MODEL	DESIGN	TOP	GLAZING	INSUL	FINISH	
VS904U			INSTEM		BLK ACID	715

SPECIAL NOTE: THE DESIGN OF THE SUPPORTING STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD FOR THE BUILDING OR STRUCTURE IN ACCORDANCE WITH CURRENT BUILDING CODES. PRODUCT TO BE INSTALLED ON INTERIOR WALLS ONLY.

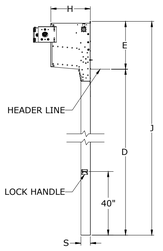
MODEL VS904U

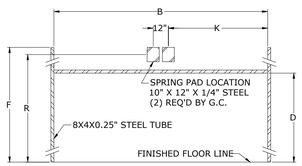
SECTIONS ARE 2-1/8" THICK ALUMINUM EXTRUSION CONSTRUCTION CONSISTING OF POLYURETHANE FOAMED CENTER STILES, END STILES, INTERMEDIATE RAILS AND TOP AND BOTTOM RAILS WITH SOLID OR GLAZING PANELS. EQUAL PANEL WIDE SPACING.

ACTUAL DOOR HEIGHT IS APPROX. 1" OVER BECAUSE OF JOINTS BETWEEN SECTIONS PLUS BOTTOM ASTRAGAL.



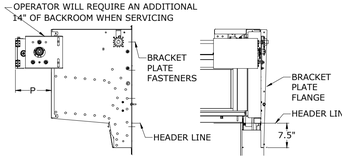
ELEVATION VIEW
INSIDE LOOKING OUT





INSIDE WALL ELEVATION
OPENING PREPARATION

OPERATOR WILL REQUIRE AN ADDITIONAL 14" OF BACKROOM WHEN SERVICING



BRACKET PLATE DETAILS

BY RELEASING THIS ORDER, I CERTIFY THAT ANY INDIVIDUAL HANDLING OR INSTALLING THIS VERTISTACK PRODUCT WILL HAVE SUCCESSFULLY COMPLETED THE VERTISTACK INSTALLATION TRAINING AND WILL INSTALL THE PRODUCT AS DIRECTED IN THE VERTISTACK INSTALLATION MANUAL.

NOTES:

1. (ONE) DOOR SIZE: 13'-6" x 10'-0"; OPENING SIZE: 13'-0" X 10'-0"
2. DOOR TO BE SUPPLIED WITH 25,000 CYCLE TORSION SPRINGS.
3. DOOR TO HAVE 7 FULL VIEW SECTIONS OF INSULATED TEMPERED GLAZING.
4. DOOR TO BE SUPPLIED WITH A UL LISTED OPERATOR AND CONTROL STATION. OPERATOR TO BE 0.5 HP, 120 VOLTS 60 HZ 1 PHASE. CONTROL SYSTEM INCLUDES AN INTEGRAL INTERLOCK SWITCH. OPERATOR MOUNTS TO BRACKET PLATE ASSEMBLY AS SHOWN.
5. DOOR TO BE SUPPLIED WITH PHOTO EYE SET NEMA 1
6. SECTIONS TO BE BUILT WITH INTERMEDIATE TOP RAIL WITHOUT REINFORCEMENT FIN.
7. STRAP LENGTH: 212"
8. FRAMING AND COVERS TO BE POWDERCOATED BLACK: PDR, 20-7042, MATTE BLACK II 162021.
9. DOOR TO HAVE VINYL TOP SEAL AND SIDE JAMB SEAL AS STANDARD.
10. SPROCKET INFORMATION: MOTOR SPROCKET=50B10, SHAFT SPROCKET=50B28
11. DOOR TO HAVE 3 SIDED HOOD COVER.
12. DOOR TO BE SUPPLIED WITH STRAP BRAKE SAFETY SYSTEM.
13. DOOR TO BE SUPPLIED WITH FRONT MOUNT MOTOR CHAIN COVER

DIM.	DESCRIPTION	DIMENSIONS
A	DOOR WIDTH	13'-6"
B	OPENING WIDTH	13'-0"
C	DOOR HEIGHT	10'-0"
D	OPENING HEIGHT	10'-0"
	QUANTITY OF PANELS WIDE	5
	QUANTITY OF SECTIONS HIGH	
E	HEADROOM (MIN.)	2'-8"
F	JAMB HEIGHT (MIN.)	12'-6.5"
G	TOTAL SIDEROOM/CLEARANCE	1'-0"
H	BACKROOM (MIN.)	2'-0.5"
J	FLOOR TO CEILING (MIN.)	12'-7.5"
K	SPRING PAD OFFSET 1	6'-0"
L	SPRING PAD OFFSET 2	
M	TRACK SIDEROOM	0'-8"
N	COUNTERBALANCE SIDEROOM	0'-8"
P	OPERATOR BACKROOM (MIN.)	0'-11.5"
R	SHAFT CENTER LINE	12'-3"
S	TRACK BACKROOM (AT FLOOR)	0'-6"

10-09-25 JLG

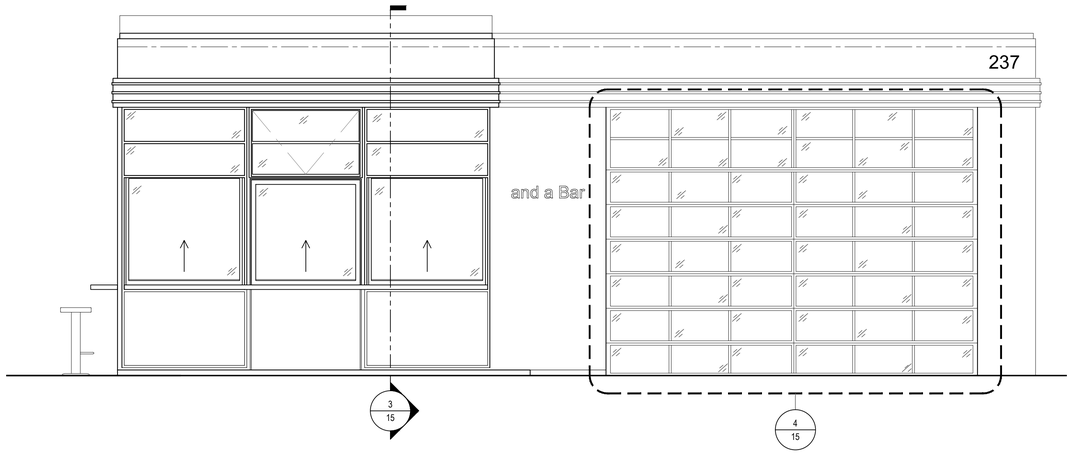
ESTIMATE:	DOOR TAG:		
DRAWN BY:	DATE:	APPROVAL SIGNATURE: FOR REFERENCE ONLY	APPROVAL DATE:
CUSTOMER:			
JOB:		DRAWING NUMBER:	
CSR/DC:			SHEET: 1 OF 2

Clopay® CORPORATION

SHOP DRAWING
NOT TO EXACT SCALE

IMPORTANT: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

NOTICE: Confidential/Proprietary information of CLOPAY CORPORATION is contained herein and may not be disclosed, used, duplicated, made available, or distributed without its prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom.



BUILDING 'B' SOUTH ELEVATION 1

SCALE: 3/8" = 1'-0"

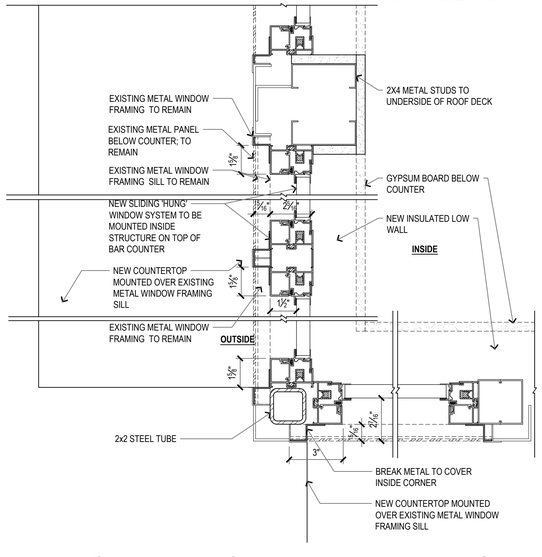
VERTICAL STACKING GARAGE DOOR 5

NOT TO SCALE



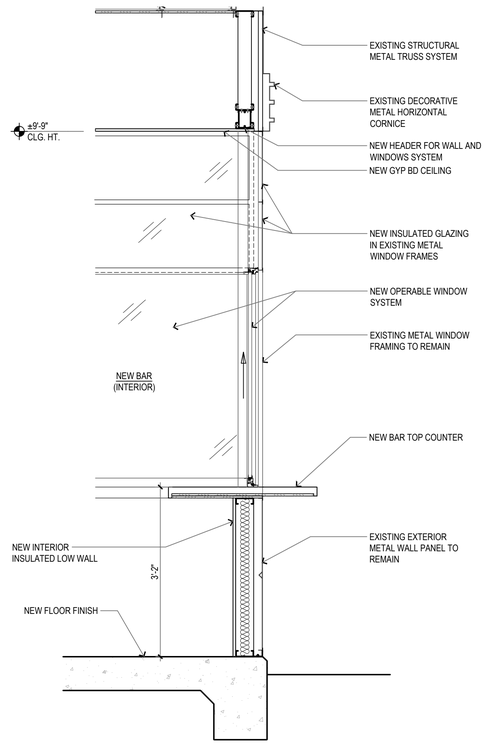
NEW WINDOW INTEGRATION RENDERING 6

SCALE: NTS



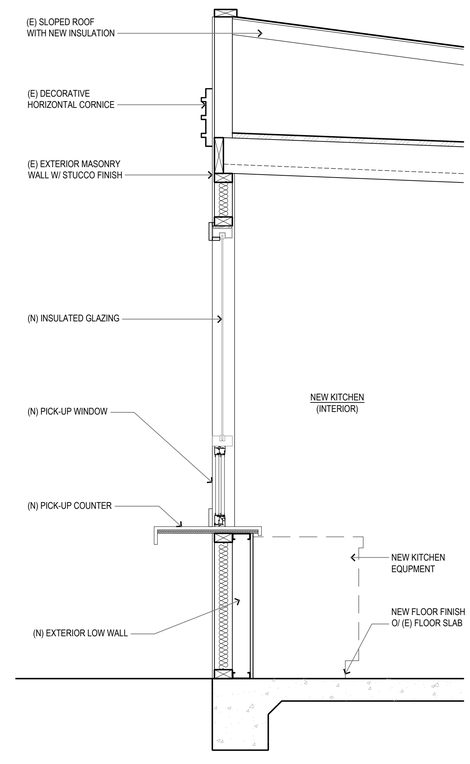
ORDER WINDOW PLAN VIEW- BUILDING 'B' 4

SCALE: 3" = 1'-0"



ORDER WINDOW - BUILDING 'B' 3

SCALE: 3/4" = 1'-0"



ORDER WINDOW - BUILDING 'A' 2

SCALE: 3/4" = 1'-0"

THE WIN-DOW

AMERICAN GONZO - THE WIN~DOW

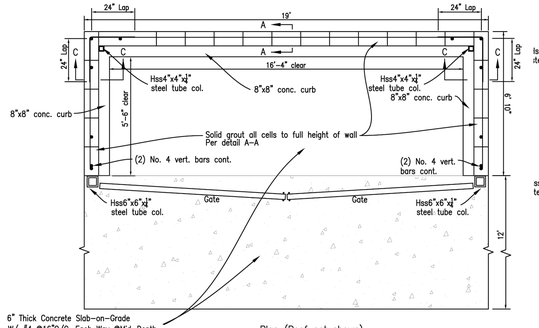
237 WEST CHAPMAN AVENUE, ORANGE, CA

DETAILS

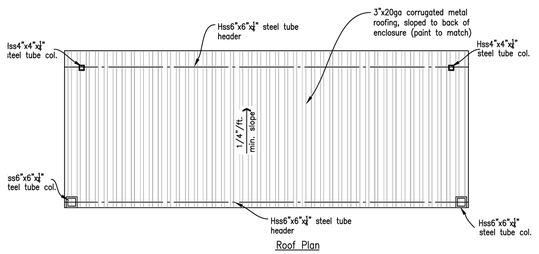
Architecture. Design. Relationships.
www.aoarchitects.com

15

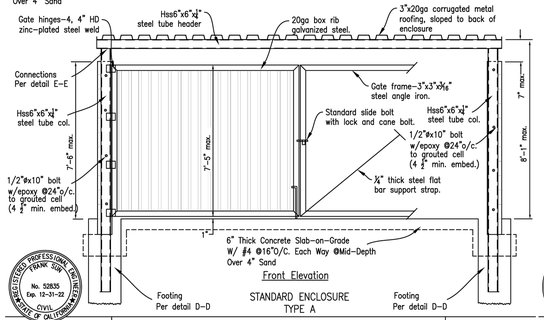
Job No. 2024-1055
Date: 2026-03-11



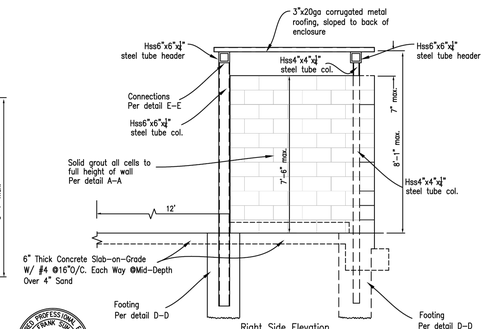
Plan (Roof not shown)



Roof Plan



Front Elevation



Right Side Elevation

STANDARD ENCLOSURE TYPE A

STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER FRANK SUN No. 52835 Exp. 12-31-22 CIVIL

07/01/2022 DATE APPROVED
PUBLIC WORKS DIRECTOR
CITY ENGINEER

CITY OF ORANGE PUBLIC WORKS DEPARTMENT

TRASH ENCLOSURES

STANDARD PLAN No. 409

SHEET 1 OF 8

STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER FRANK SUN No. 52835 Exp. 12-31-22 CIVIL

07/01/2022 DATE APPROVED
PUBLIC WORKS DIRECTOR
CITY ENGINEER

CITY OF ORANGE PUBLIC WORKS DEPARTMENT

TRASH ENCLOSURES

STANDARD PLAN No. 409

SHEET 2 OF 8

SECTION D–D
POST FOOTING DETAIL

SECTION E–E
Header/Post Connection Detail

SECTION B–B
BLOCK WALL AND FOOTING SECTION
PEDESTRIAN ACCESS WALL

SECTION C–C
POST ANCHORAGE SECTION

SECTION A–A
BLOCK WALL AND FOOTING SECTION

STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER FRANK SUN No. 52835 Exp. 12-31-22 CIVIL

07/01/2022 DATE APPROVED
PUBLIC WORKS DIRECTOR
CITY ENGINEER

CITY OF ORANGE PUBLIC WORKS DEPARTMENT

TRASH ENCLOSURES

STANDARD PLAN No. 409

SHEET 7 OF 8

STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER FRANK SUN No. 52835 Exp. 12-31-22 CIVIL

07/01/2022 DATE APPROVED
PUBLIC WORKS DIRECTOR
CITY ENGINEER

CITY OF ORANGE PUBLIC WORKS DEPARTMENT

TRASH ENCLOSURES

STANDARD PLAN No. 409

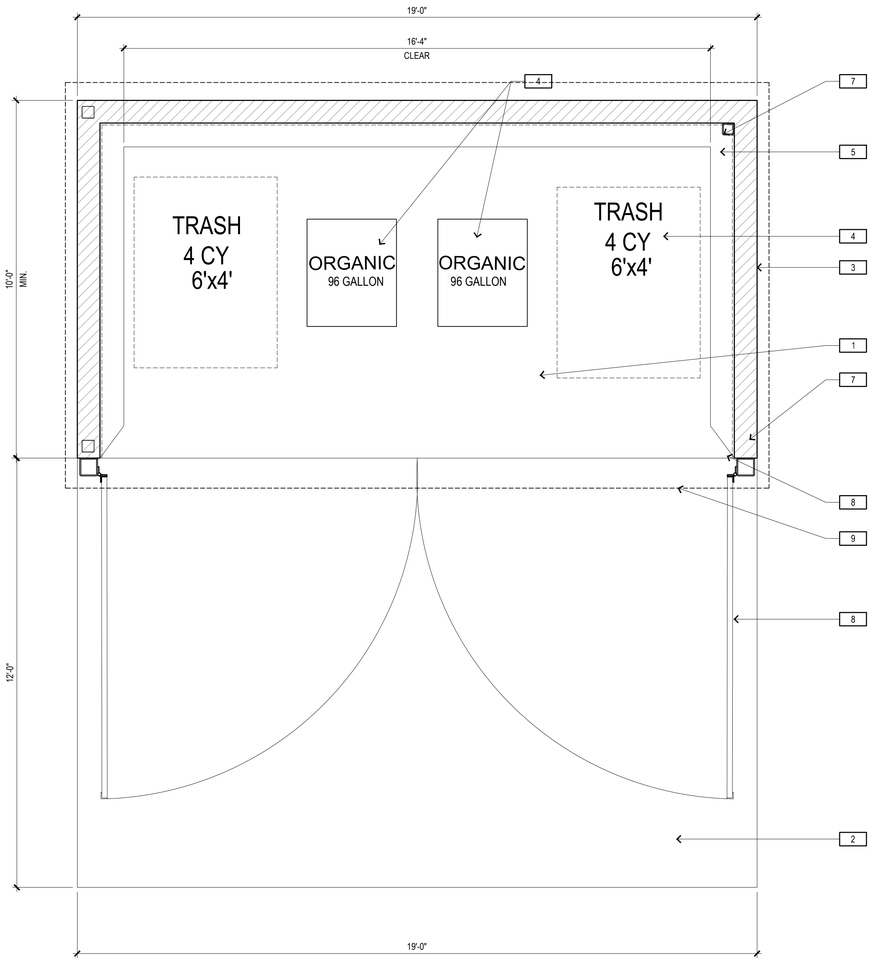
SHEET 8 OF 8

NOTES:

1. Concrete footing shall be Class 520-C-2500 (f'c=2500 psi).
2. Concrete masonry units shall conform to Chapter 21 of the latest edition of the CBC.
3. Reinforcing steel shall be deformed and conform to ASTM specification A615 Grade 40 or Grade 60.
4. Rebar shall be centered in the concrete masonry unit in which it is located.
5. Concrete masonry units shall be staggered.
6. Concrete masonry units shall have vertical continuity of cells unobstructed. All cells containing reinforcing shall be solid grouted (vertical and horizontal reinforcement).
7. Mortar mix for concrete masonry units shall be 1 part cement to ½ part lime to 4½ parts damp loose sand.
8. Grout mix for concrete masonry block wall shall be 1 part cement to 3 parts sand to which not more than ⅒ part lime may be added. Sufficient water shall be added to produce consistency for pouring without segregation of the constituents. The grout may contain 2 parts pea gravel, maximum size of ⅜".
9. Concrete block wall may be placed in the center of the "T" type foundation and at either edge of "L" type foundation.
10. First inspection shall be after trenches are ready for concrete and all required steel are tied at full height, with vertical and horizontal steel, but not grouted.
11. Foundation shall be poured against undisturbed soil with no appreciable slope of side walls on all types of foundations.
12. Concrete block wall over 3'-6" in height shall require building permit.
13. Height of concrete block walls shall comply with all provisions of the zoning code.
14. All concrete block walls shall be partially grouted.
15. All outside walls of enclosure shall have clear anti-graffiti coating.
16. All steel tube shall conform to ASTM A500 B 46 ksi steel.
17. All welding electrodes shall conform to E70XX rods.
18. Deputy inspection shall be required for field welding and welder shall be certified and approved by the City.
19. Deputy inspection shall be required for all epoxy anchorage.
20. All metal shall receive one coat of zinc chromate primer and two coats of medium alkyd paint.
21. Maximum grade shall not exceed 2% in any direction.
22. Location and number of required trash enclosures is subject to more stringent requirements by the Public Works Department.
23. All trash enclosures shall be located clear of all structures, have on-site accessibility, and be accessible for both deposit and collection.
24. No trash collection or storage area for commercial or industrial use shall be located within 100 feet of any residential area.
25. Pad shall be at ground or edge of pavement elevation.
26. Any variations from these standards shall have prior approval of the Public Works Department.
27. This standard shall prevail in the event of any conflict between Architectural drawings and Grading plan.
28. All compactors shall be self-contained and have prior approval of the Public Works Department.
29. Provide accessible latch on gate and accessible path of travel to trash enclosure.
30. All lids of any containers shall remain closed/secured when not being accessed for active disposal.
31. Provide security mesh screen or burglar bars if cover at top of CMU wall exceeds 7". Security mesh or burglar bars should comply with CMC 15.52.090(H)(3)(a) or (b).

SIZING REQUIREMENTS:

1.	Multi-family Residential:	One standard enclosure per 5 or more units. No less than one standard enclosure per 10 units.
2.	Retail Commercial:	One standard enclosure per 8,000 sq. ft.
3.	Commercial Office:	One standard enclosure per 20,000 sq. ft. *Over 50,000 sq. ft. – compactor or roll-off box may be required. Contact Public Works Department for prior approval.
4.	High-rise Office/Hotel:	Compactor or roll-off box required. Contact Public Works Department for prior approval.
5.	Industrial:	One standard enclosure per 20,000 sq. ft. Each additional 10,000 sq. ft. requires one additional enclosure. *Over 50,000 sq. ft. – compactor or roll-off box may be required. Contact Public Works Department for prior approval.
6.	Restaurants:	One standard enclosure per 1,500 sq. ft.
7.	Special Project or Circumstances:	Contact Public Works Department for approval of location, number, and type of enclosures required for project.
8.	Required Inside Clear Width:	Two bins, one 96-gallon organics cart – 16'-4" Two bins, two 96-gallon organics carts – 19'-0"



KEY NOTES

1	6" THICK CONCRETE SLAB-ON-GRADE W/ #4 @16" O.C. EACH WAY @MID-DEPTH OVER 4" SAND
2	PROVIDE 6" THICK SEALED CONCRETE PAVING AT TRASH ENCLOSURE. EXTEND CONCRETE WEAR APRON 12'-0" FROM FRONT EDGE OF ENCLOSURE TOWARD HAULER ACCESS POINT.
3	8" FULLY SOLID GROUTED CMU WALLS (8"x16"x8") SECTION DETAIL A-A
4	TRASH BIN AND ORGANIC CART
5	8" HIGH x 8" WIDE CONCRETE CURB
6	PAINTED HSS 6"x6"x1/4" STEEL TUBE COLUMN
7	PAINTED HSS 4"x4"x1/4" STEEL TUBE COLUMN
8	PAINTED STEEL GATE - SHOP PRIMED AND PAINTED
9	3"x20 GA CORRUGATED METAL ROOFING ABOVE, SLOPED TO BACK OF ENCLOSURE - PAINTED ON BOTH SIDES



STREET SIDE VIEW SOUTH ELEVATION



BLDG. 'B' NORTH EAST ELEVATION



BLDG. 'A' WEST ELEVATION



STREET SIDE VIEW WEST ELEVATION



BLDG. 'B' SOUTH EAST ELEVATION



BLDG. 'A' SOUTH ELEVATION



A



B



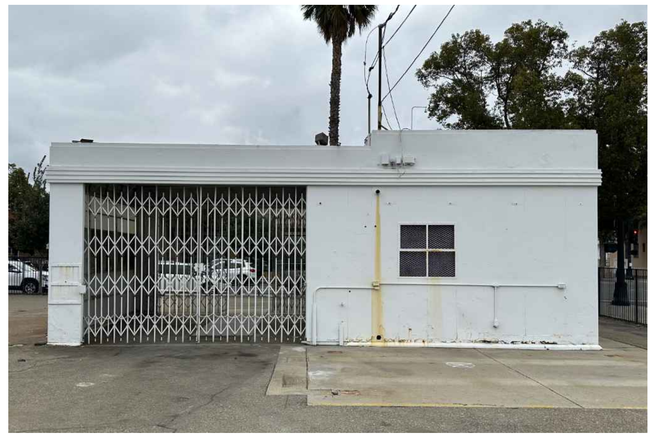
C



D



E



F



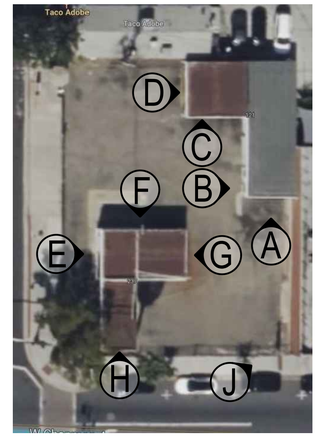
G



H



J



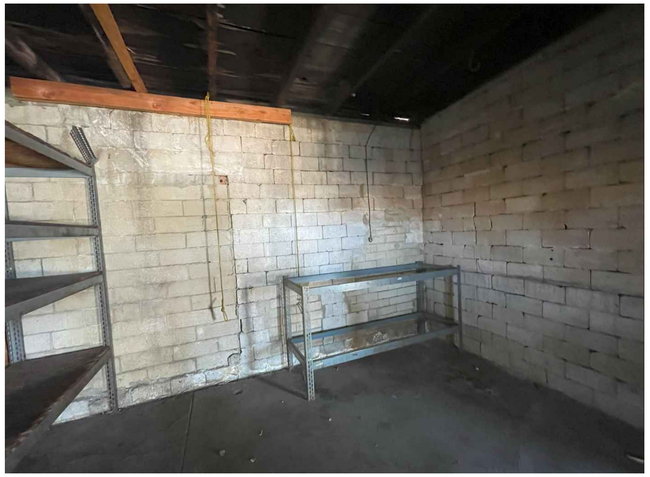
LEGEND



A



B



C



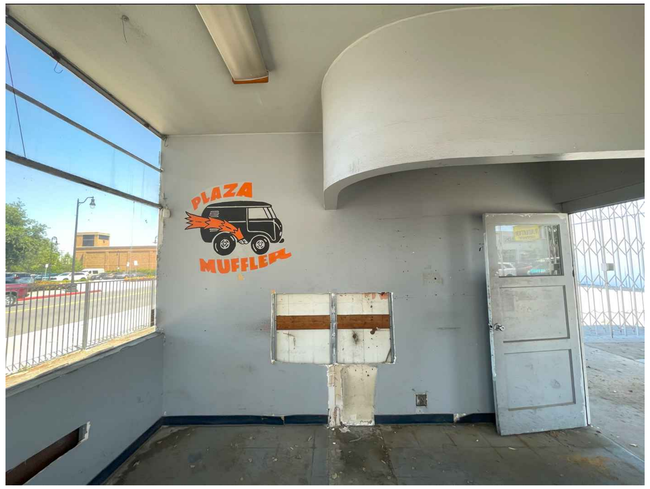
D



E



F



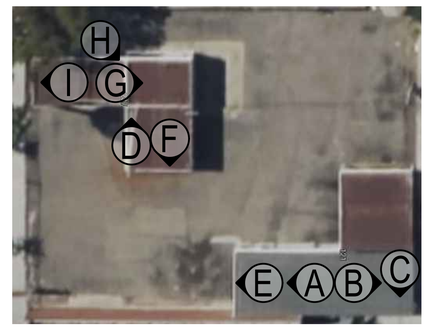
G



H



I



LEGEND

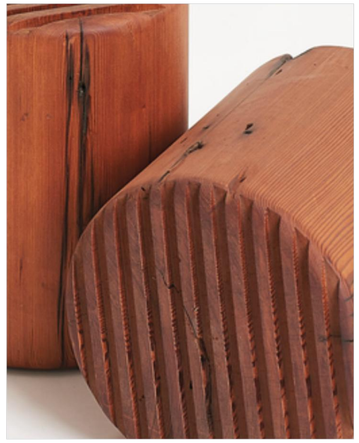
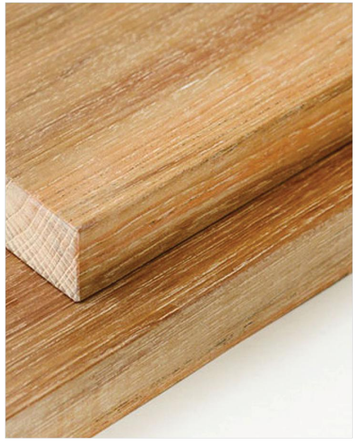




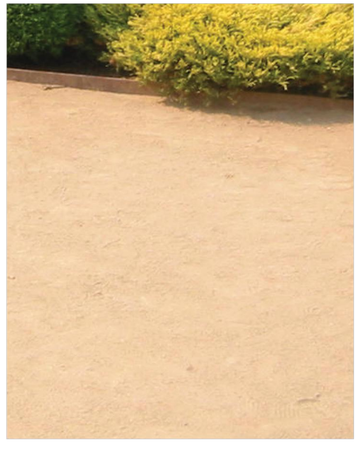


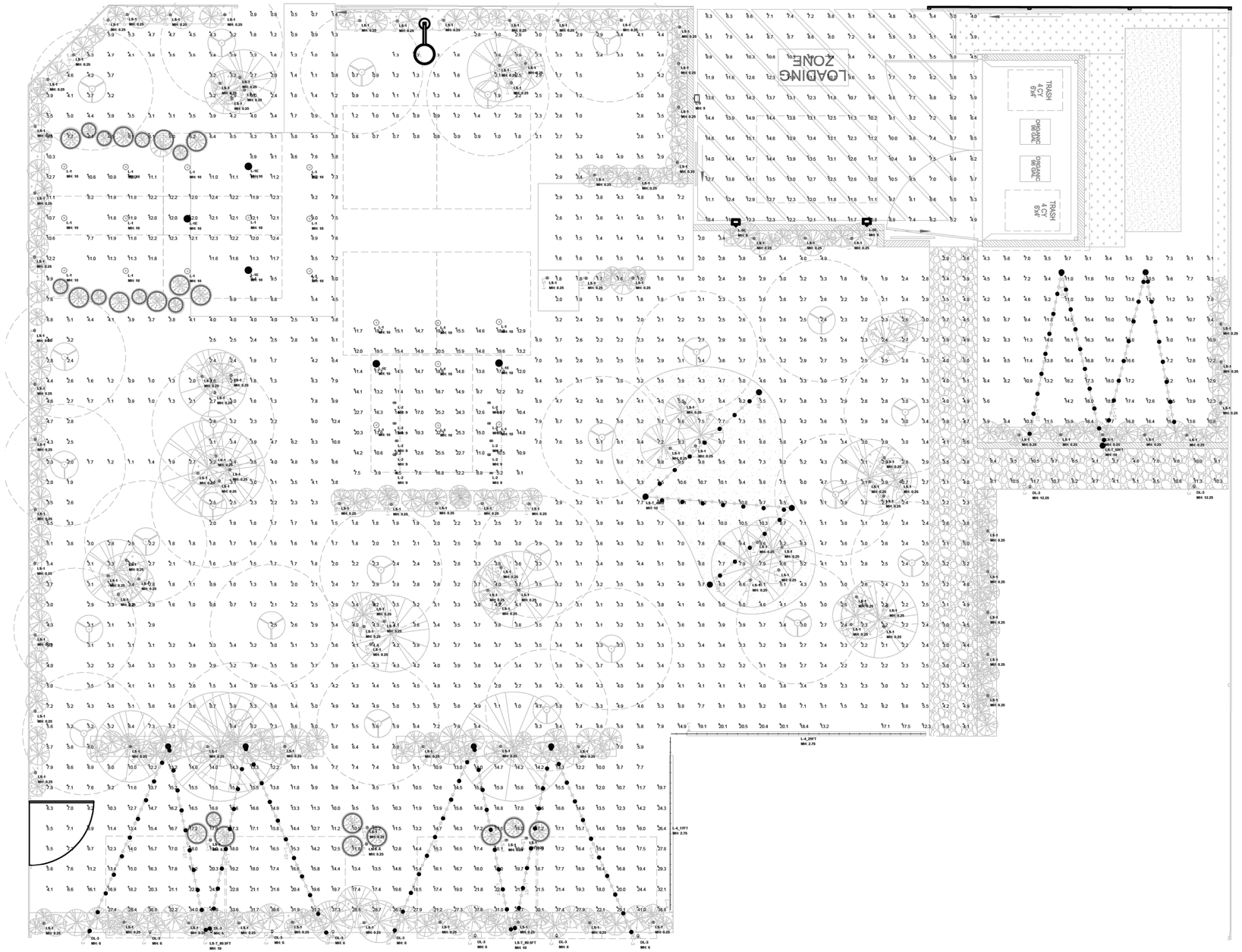








Luminaire Schedule

Tag	Symbol	Qty	Label	LLF	Lumens	Watts
DL-3		11	WMCL4 P1 SSW2 A45 UVOLT PE DDBXD M4	0.900	2453	19.19
L-1		19	IVO6CYL PC D 05LM 30K 80CRI 50D MIN1 MVOLT ZT L7 JBX CAN XX WL P XX LD FINISH	0.900	429	5.14
L-1E		5	IVO6CYL PC D 05LM 30K 80CRI 50D MIN1 MVOLT ZT L7 JBX CAN XX E7WR WL P XX LD FINISH	0.900	429	5.14
L-2		10	HL-1380-XX-3000K-3LED-FL-LA-1	0.900	183	2.8
L-4_17FT		1	TPLE-SB-0-22-24	0.900	N.A.	N.A.
L-4_25FT		1	TPLE-SB-0-22- 24	0.900	N.A.	N.A.
L-5		1	WDGE2 LED P4 30K 80CRI TFTM MVOLT SRM XXXX FINISH	0.900	4002	46.6589
L-5E		2	WDGE2 LED P4 30K 80CRI TFTM MVOLT SRM E10WH XXXX FINISH	0.900	4002	46.6589
LS-1		115	PALM X P1 80CRI 27K XXX 55DEG FLC KM XXXXX S3XX IHLC3 XXXX	0.900	1341	18.03
LS-T_40FT		1	TCSL-S-B-24-120_TVLTPET-G125-4-C-26-27-120_LS-CABLE-110LS-LOCK-S-4_SHADE-DS-BK-BK-10 - 40 FT	4.200	N.A.	N.A.
LS-T_69FT		1	TCSL-S-B-24-120_TVLTPET-G125-4-C-26-27-120_LS-CABLE-110LS-LOCK-S-4_SHADE-DS-BK-BK-10 - 69 FT	4.200	N.A.	N.A.
LS-T_80.5FT		2	TCSL-S-B-24-120_TVLTPET-G125-4-C-26-27-120_LS-CABLE-110LS-LOCK-S-4_SHADE-DS-BK-BK-10 - 80_5 FT	4.200	N.A.	N.A.

CALCULATION SUMMARY

LABEL	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG B_COVERED DINING AREA	Fc	14.89	32.3	3.9	3.82	8.28
LOADING ZONE & TRASH AREA	Fc	9.67	15.1	3.9	2.48	3.87
OUTDOOR DINING AREA	Fc	6.80	41.6	0.5	13.60	83.20
RESTROOM CORRIDOR	Fc	8.10	11.7	3.7	2.19	3.16

TRUE NORTH

THE WIN-DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

SITE PHOTOMETRICS

Architecture. Design. Relationships.
www.aoarchitects.com

21

Job No. 2024-1055
Date: 2025-11-14

HISTORIC RESOURCES GROUP

HISTORIC ASSESSMENT REPORT
237 WEST CHAPMAN AVENUE, ORANGE

NOVEMBER 2025



556 S Fair Oaks Ave, Suite 101-514
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

prepared for

AO Architects

c/o Jeff Rabbitt, AIA
174 South Orange Street
Orange, CA 92866

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 PROJECT SUMMARY 2

3.0 METHODOLOGY 16

4.0 DEVELOPMENT HISTORY 18

5.0 IDENTIFICATION OF HISTORICAL RESOURCES 21

6.0 DESCRIPTION OF PROJECT SITE 26

7.0 EVALUATION OF POTENTIAL IMPACTS 39

8.0 CONCLUSION 72

9.0 REFERENCES 74

Appendix A: Resumes of Authors/Contributors
Appendix B: Project Information
Appendix C: Department of Parks and Recreation Form (2005)

1.0 EXECUTIVE SUMMARY

This Historic Assessment Report (Report), prepared by Historic Resources Group, LLC (HRG), evaluates the proposed rehabilitation and adaptive reuse project (Project) at 237 West Chapman Avenue (Project Site) in the City of Orange (City). This Report is intended to inform environmental review of the Project. The Project Site is improved with a superstation, an automobile-related property type that combines a filling station with auto services, built in 1924 by the Standard Oil Company. The superstation is composed of two one-story utilitarian buildings arranged around a surface parking lot: a 1924 auto services building with an attached canopy added between 1939 and 1947 (Building A) at the rear (northeast corner) of the Project Site; and a 1924 filling station with two attached canopies added between 1939 and 1947(Building B) at the front (southwest corner) of the Project Site. There is also a pole sign dating from between 1957 and 1974 on the Project Site.

The Project Site is a contributing property in the Old Towne Orange Historic District, which is listed in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register); and the locally designated Old Towne Orange Local Historic District. The Old Towne Orange Historic District is a mandatory historical resource as defined by the California Environmental Quality Act (CEQA). This Report evaluates whether the Project has the potential to impact 237 West Chapman Avenue, and by extension, the historic districts. In order to inform that analysis, this Report evaluates the Project against the applicable Secretary of the Interior's Standards for Rehabilitation and the City's applicable Historic Preservation Design Standards.

Historical resources that are in immediate proximity to a project are more likely to be adversely impacted. Therefore, in order to identify potential impacts resulting from the Project to the Old Towne Orange Historic District and Old Towne Orange Local Historic District, this Report has defined a Potential Impact Area surrounding the Project Site. The Potential Impact Area, which is described in more detail in Section 3.0, Methodology, of this Report, includes two contributors that immediately border the Project Site: 223 West Chapman Avenue and 121 North Lemon Street. The Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of these two contributors, and therefore, would not result in a substantial adverse change to the integrity and significance of the historic districts. Therefore, the Project's impacts on historical resources would be less than significant as defined by CEQA.

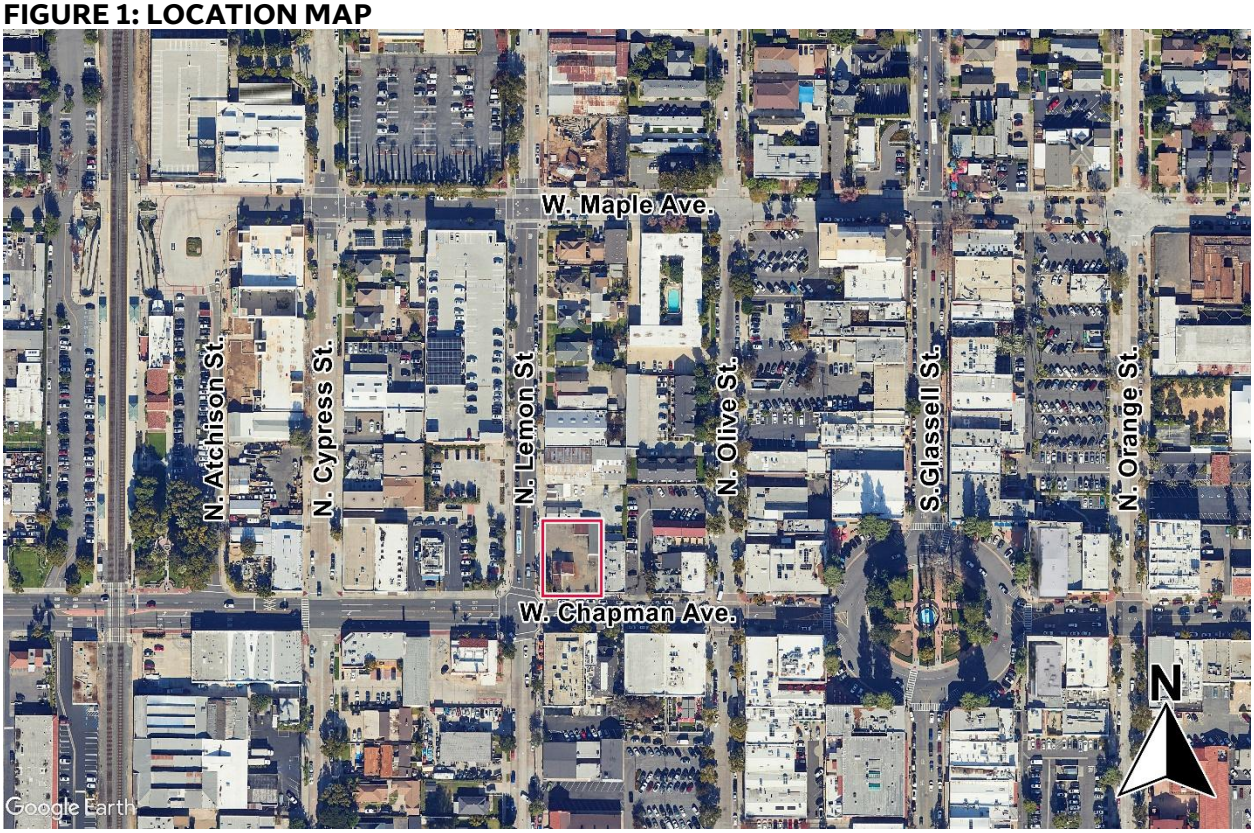
The Project Site is located within the City of Orange Santa Fe Depot Specific Plan area. Therefore, the Project is also evaluated below against the Santa Fe Depot Specific Plan's applicable Design Guidelines for Historic Buildings to determine whether the Project is compatible with its surroundings.

2.0 PROJECT SUMMARY

Project Location

The Project Site at 237 West Chapman Avenue occupies lots 19 and 20, block D, Town of Orange Tract in the City of Orange (APN 039-173-10).[1] The Project Site covers a total area of 10,887 square feet and is located at the northeast corner of West Chapman Avenue and North Lemon Street, in the block bounded by West Maple Avenue to the north, North Olive Street to the east, West Chapman Avenue to the south, and North Lemon Street to the west. The Project Site fronts West Chapman Avenue and North Lemon Street and is improved with a superstation composed of two buildings (Buildings A and B) built in 1924 with attached canopies added between 1939 and 1947. A location map is included in Figure 1 below.

FIGURE 1: LOCATION MAP



Project Site outlined in red (source: Google Earth)

Project Description

The Project proposes to rehabilitate and adaptively reuse the superstation on the Project Site as a restaurant and bar (The Win-Dow). In order to accommodate this new use, some exterior alterations to Buildings A and B would be required, limited to selective fenestration alterations to provide new building access, ventilation, and walk-up counter service; branding signage; and landscaping and site improvements. Tempered glazing is also required at Building B. The Project

[1] Lot 19 is shared with the adjacent property at 223 West Chapman Avenue.

would include in-kind exterior repairs to Buildings A and B. A detailed description of the proposed Project is provided below. Architectural drawings of the Project, prepared by AO and dated November 2025, are excerpted in Figures 2-11 below, and included in full in Appendix B.

BUILDING A (AUTO SERVICES BUILDING AND ATTACHED CANOPY)

Building A would be adaptively reused as a kitchen with walk-up counter service. Proposed exterior alterations to accommodate this use include:

- Infill of the existing garage bays on the west façade with new wood windows and a door to provide building access. The area around new fenestration would be infilled and finished in cement plaster to match the existing on the building; and strips would be added on the cement plaster to delineate the original garage bay openings.
- Infill of a door on the west façade to accommodate new restrooms below the existing canopy. The restrooms would be constructed on top of the existing canopy slab; would be structurally independent of the canopy; and would maintain physical separation from the canopy's columns and exposed underside.
- Installation of a cantilevered, wrap-around service counter on the south and west façades.
- Installation of wood windows within the existing window opening on the south façade.
- Installation of new mechanical equipment on the roof, set back from the existing parapet and concealed from the public right-of-way behind a new screen.
- Installation of cabinet signs on the west and south façades.
- Installation of a rotating pole sign on top of the roof.

BUILDING B (FILLING STATION AND TWO ATTACHED CANOPIES)

Building B would be adaptively reused as a bar with walk-up counter service. Proposed exterior alterations to accommodate this use include:

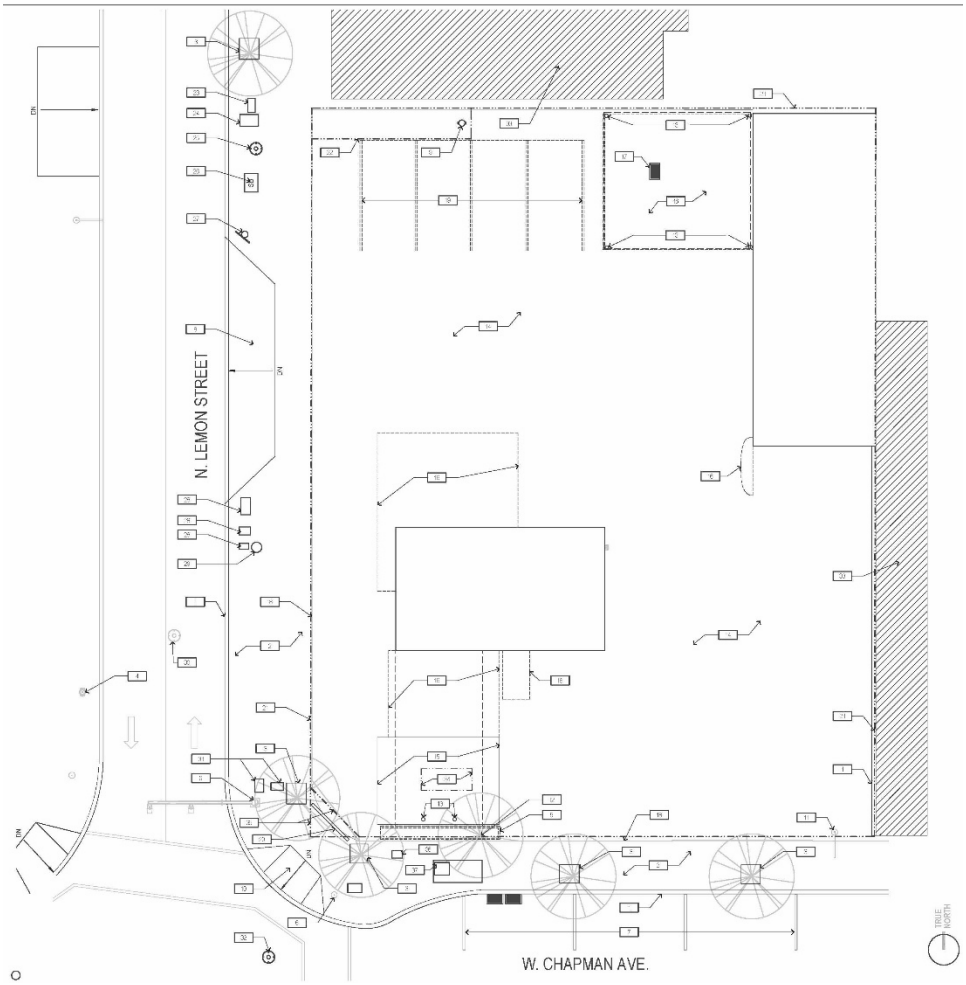
- Retention of all fixed metal window frames on the south and west façades, with removal of the existing glazing; and installation of new metal windows with tempered glazing interior to the existing window frames.
- Retention of all transom window frames on the south and west façades, with removal of the existing glazing; and installation of new tempered glazing within the existing window frames.
- Removal of the existing double door on the south facade; and installation, within the existing door frame, of a new metal window with tempered glazing and a metal panel to match the existing on the building.
- Removal of two non-original service doors on the west façade; and installation, within the existing door frames, of a new metal window with tempered glazing and metal panels to match the existing on the building.
- Removal of an existing fixed metal window on the north façade; and enlargement of the existing window opening to accommodate a new pedestrian door to provide building access.
- Installation of a cantilevered, wrap-around service counter on the south and west façades.
- Installation of new ventilation on the existing roof.

- Partial replacement of the existing concrete slab below the south canopy with a new concrete slab that meets accessibility requirements; and installation of a queue railing on the new slab.
- Removal of the existing concrete slab below the east canopy; and installation of new pavers within the footprint of the existing slab.
- Removal of non-original metal security doors from the existing vehicle entrances on the east canopy; and installation of new glazed metal roll-up doors within the entrances to create an indoor/outdoor seating area.
- Retention of all transom window frames on the east canopy, with removal of all existing glazing; and installation of new tempered glazing within the existing window frames.
- Installation of applied letter signage on the south, west, and east façades.

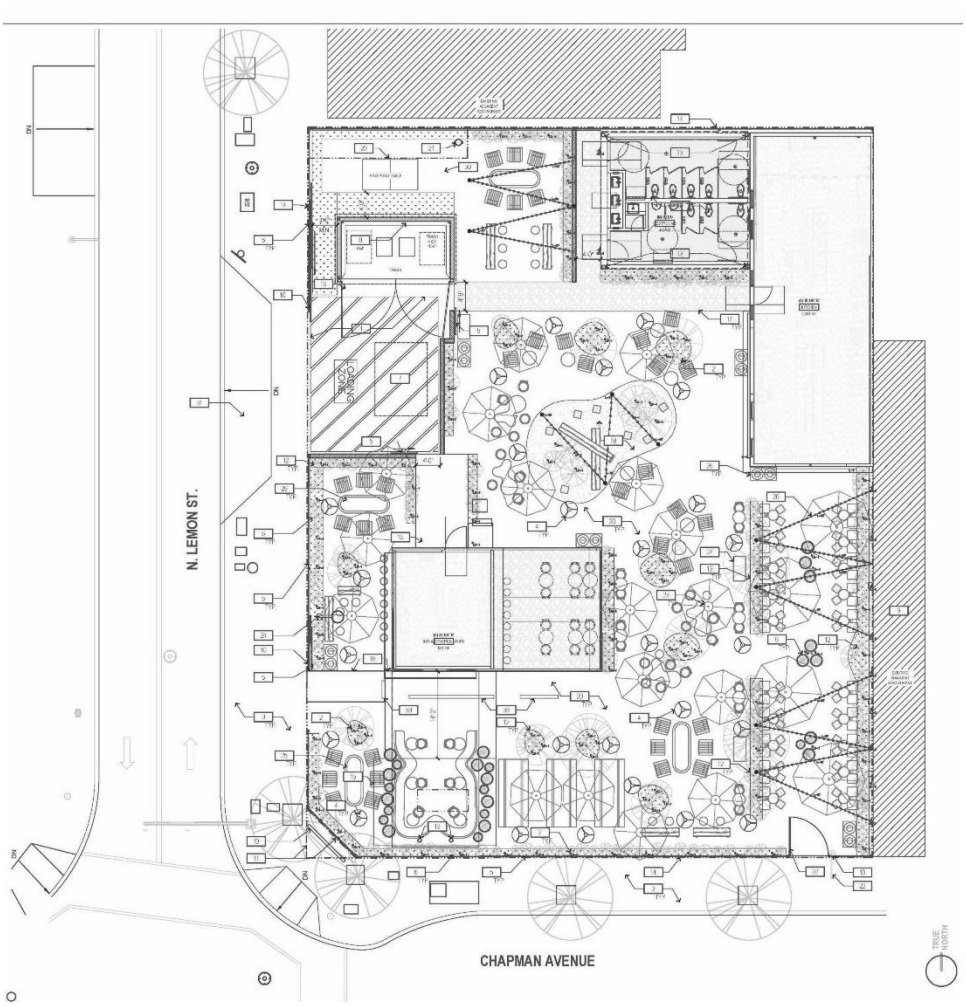
LANDSCAPE AND SITE IMPROVEMENTS

As part of the property's adaptive reuse, the Project proposes landscape and site improvements. The existing street trees, pole sign, and brick monument sign would be retained. Decomposed granite would be compacted over the existing non-original asphaltic surface parking lot; and in-ground planters, in-ground lighting, and movable potted plants and furniture would be added in the existing parking lot. A concrete slab on the north side of Building B would be removed in order to accommodate a new loading zone. A new metal fence would enclose the loading zone. A new perimeter fence would also be installed along West Chapman Avenue and North Lemon Street. A trash enclosure would be added at the northwest corner of the parcel.

FIGURE 2: SITE PLAN (EXISTING AND PROPOSED)

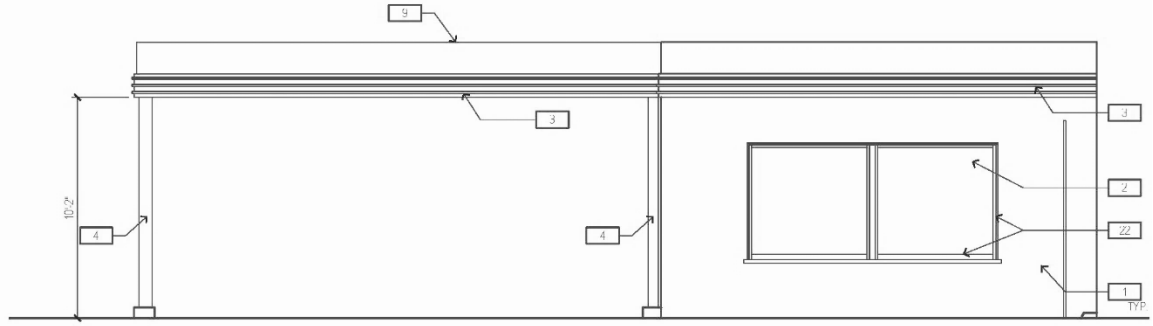


Existing site plan (not to scale)

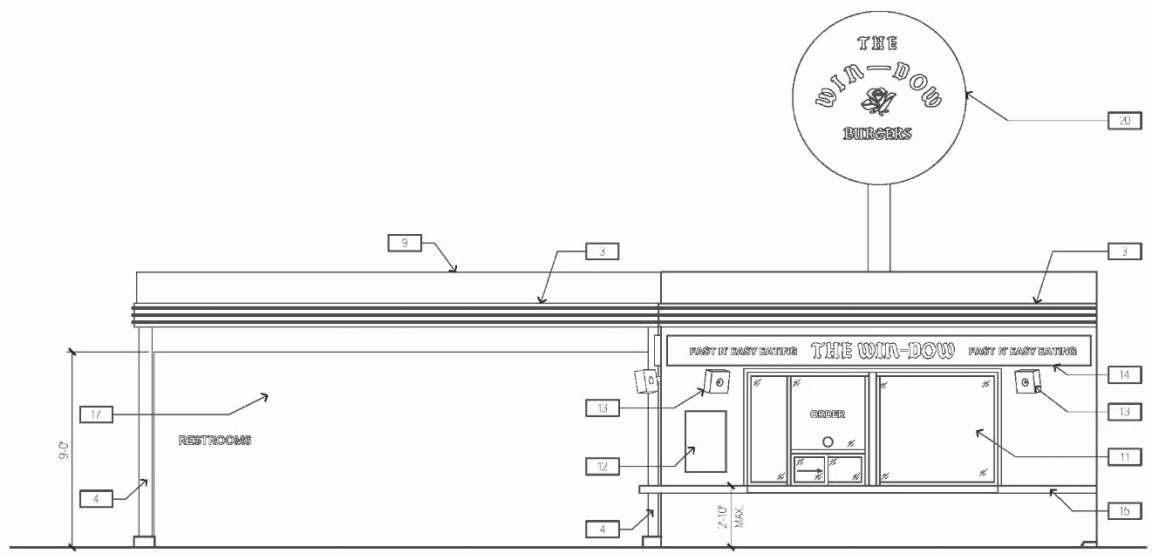


Proposed site plan (not to scale)

FIGURE 3: BUILDING A, SOUTH ELEVATION (EXISTING AND PROPOSED)

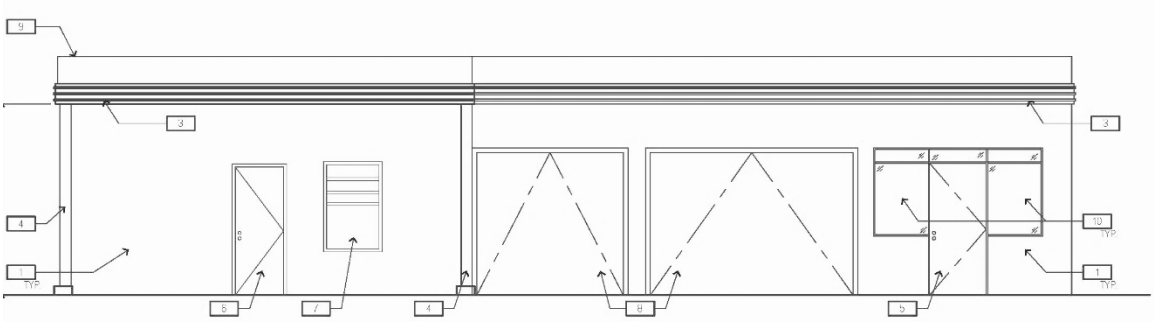


Building A, existing south (primary, West Chapman Avenue) elevation (not to scale)

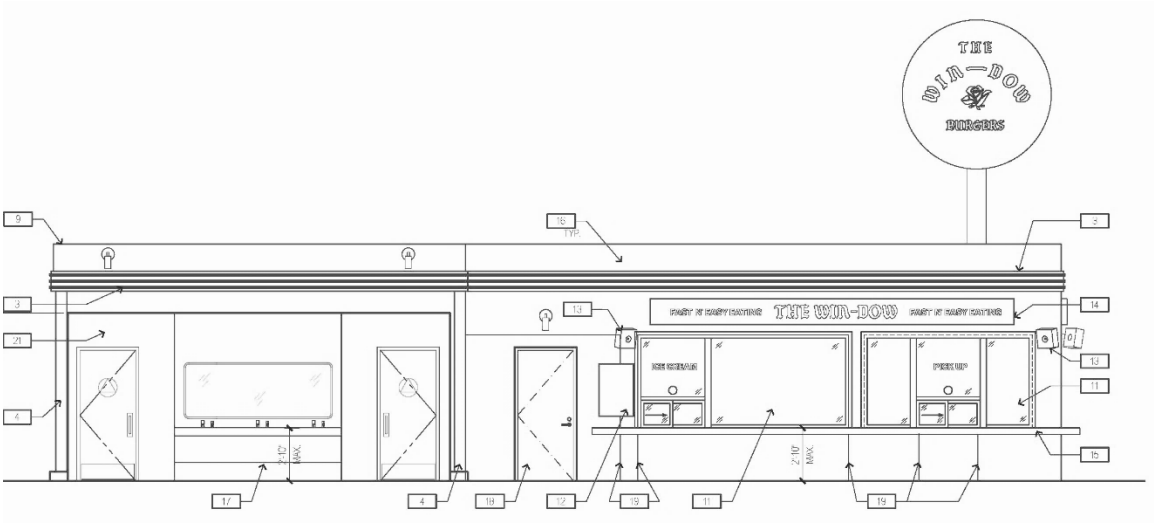


Building A, proposed south elevation (not to scale)

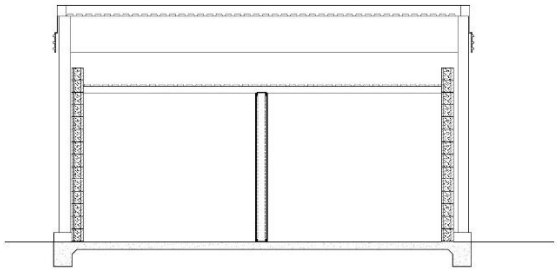
FIGURE 4: BUILDING A, WEST ELEVATION (EXISTING AND PROPOSED)



Building A, existing west (secondary, North Lemon Street) elevation (not to scale)

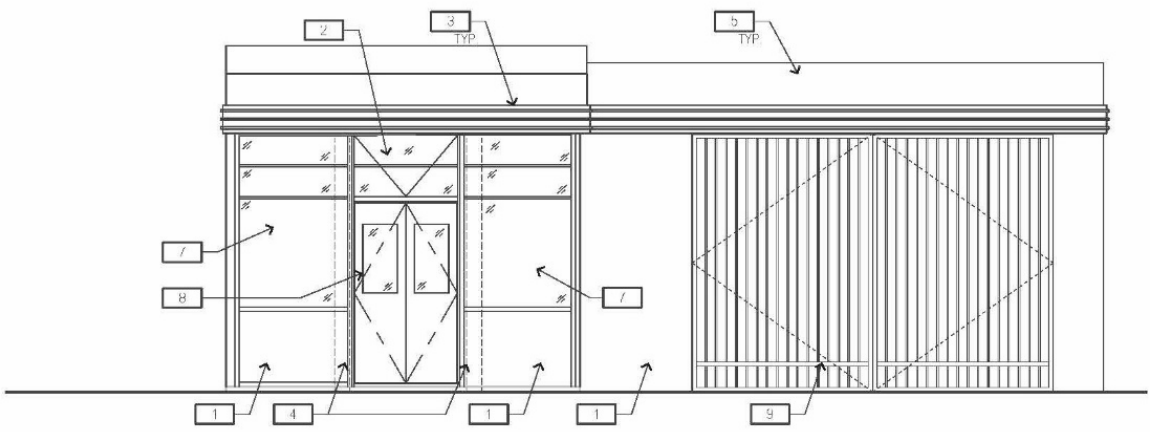


Building A, proposed west elevation (not to scale)

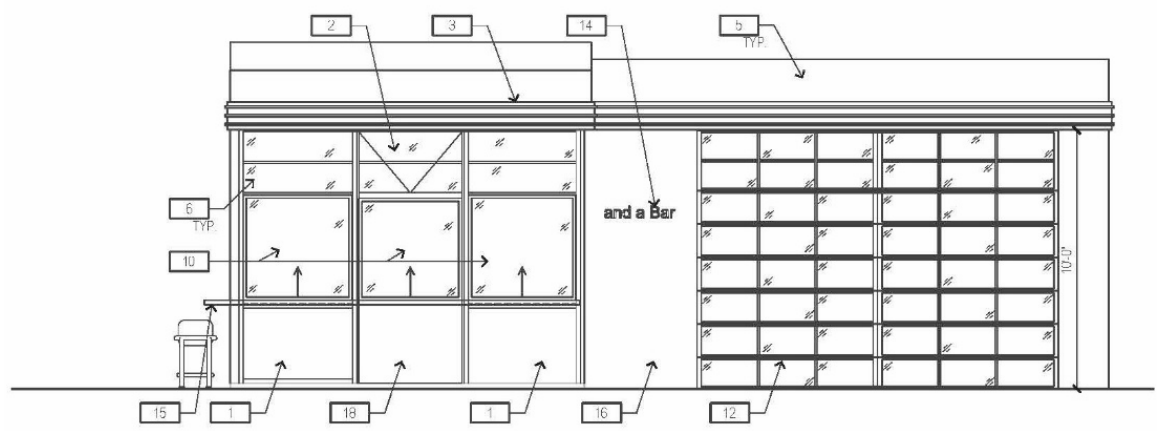


Building A, section showing proposed restrooms below canopy (not to scale)

FIGURE 5: BUILDING B, SOUTH ELEVATION (EXISTING AND PROPOSED)

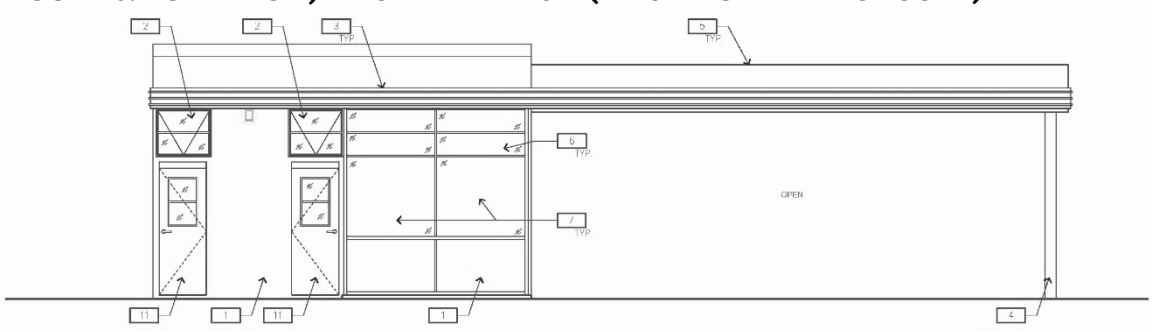


Building B, existing south (primary, West Chapman Avenue) elevation (not to scale)

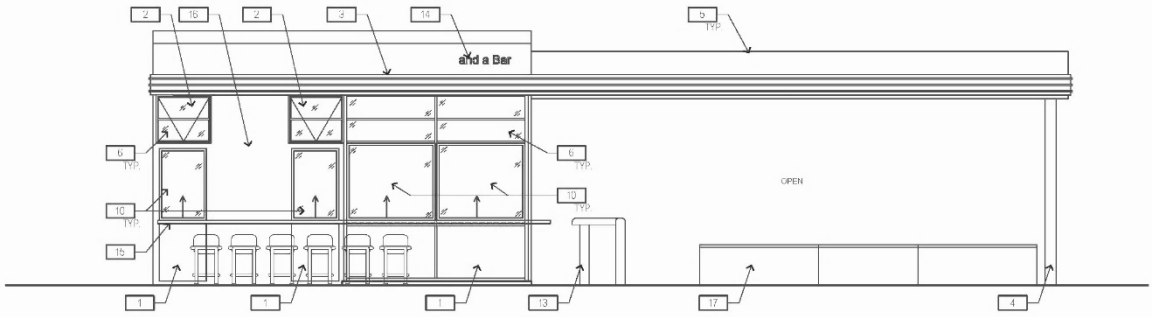


Building B, proposed south elevation (not to scale)

FIGURE 6: BUILDING B, WEST ELEVATION (EXISTING AND PROPOSED)

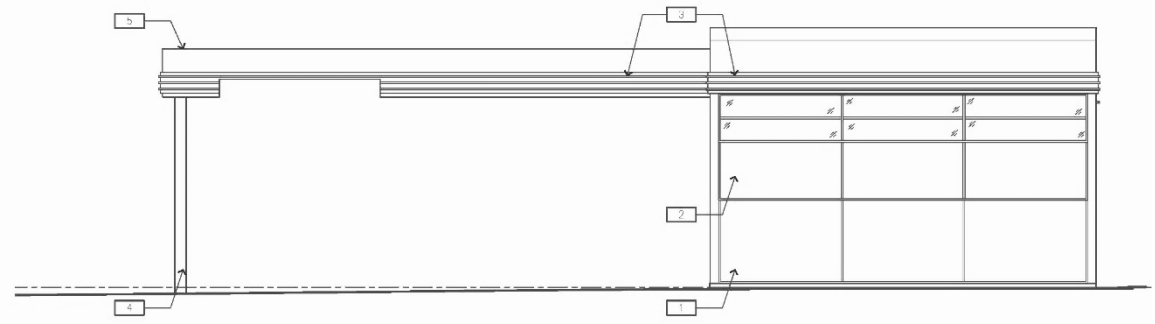


Building B, existing west (secondary, North Lemon Street) elevation (not to scale)

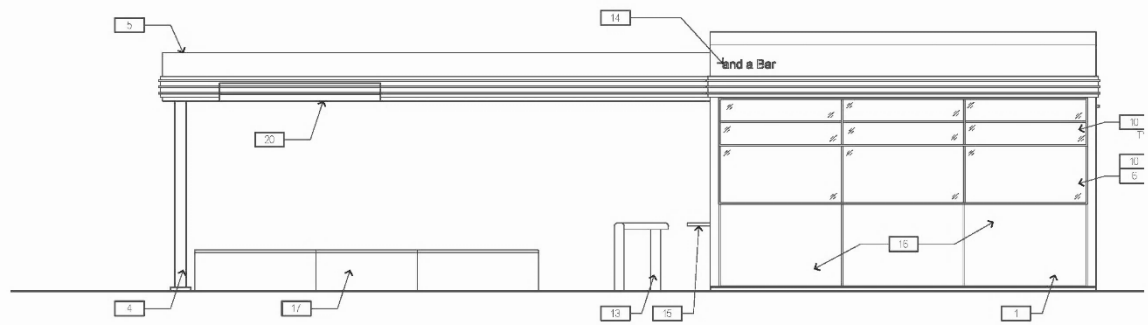


Building B, proposed west elevation (not to scale)

FIGURE 7: BUILDING B, EAST ELEVATION (EXISTING AND PROPOSED)

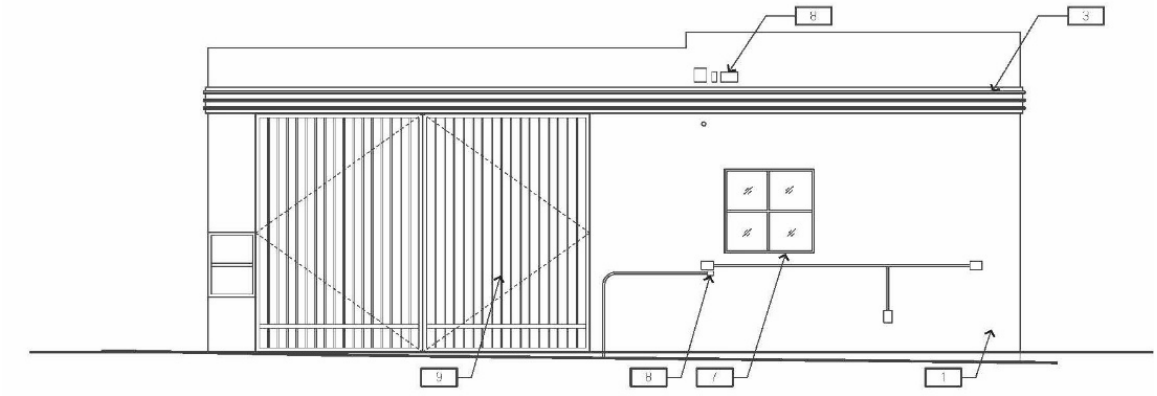


Building B, existing east elevation (not to scale)

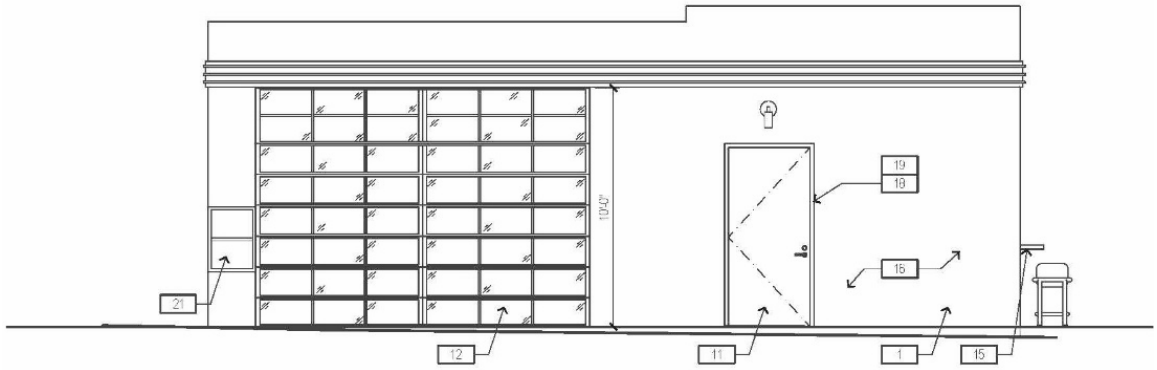


Building B, proposed east elevation (not to scale)

FIGURE 8: BUILDING B, NORTH ELEVATION (EXISTING AND PROPOSED)



Building B, existing north (rear) elevation (not to scale)



Building B, proposed north elevation (not to scale)

FIGURE 9: PROJECT SITE, RENDERINGS (PROPOSED)



Project Site, view north from West Chapman Avenue ((Building A, right; Building B, left)



Project Site, view east from North Lemon Street (Building A, left; Building B, right)

FIGURE 10: BUILDING A, RENDERINGS (PROPOSED)



Building A, south façade, view north from West Chapman Avenue



Building A, south (left) and west (center) façades, view east from North Lemon Street

FIGURE 11: BUILDING B, RENDERINGS (PROPOSED)



Building B, south (left) and east (right) façades, view northwest from West Chapman Avenue



Building B, east (left) and north (right) façades, view southwest

3.0 METHODOLOGY

The field methods and analysis in this Report are based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Orange for evaluating potential impacts to historical resources; and an identification of physical features and historic integrity ascertained during the site visit and through building records.

POTENTIAL IMPACT AREA

The analysis in this Report focuses on those areas reasonably foreseen to be potentially impacted by the Project. In addition to examining the Project Site, this Report also defines an area outside the Project Site where potential impacts could reasonably be expected to occur (Potential Impact Area).

In determining the Potential Impact Area for this Report, three factors were considered: (1) the existing setting of the Project Site; (2) the scale and nature of the Project; and (3) the potential impacts the Project could have on the Old Towne Orange Historic District and the Old Towne Orange Local Historic District. The historic districts contain an eclectic mix of residential, commercial, and industrial uses constructed in the late 19th and early 20th centuries, and all new construction associated with the Project would be of a similar size and scale to many of the existing buildings found in the surrounding area. All alteration and new construction associated with the Project would be contained within the Project Site, and therefore, the potential for impacts to historical resources located outside the Project Site is minimal.

The Potential Impact Area has therefore been defined as the two historic district contributors that immediately border the Project Site: 223 West Chapman Avenue and 121 North Lemon Street. A field examination of the Potential Impact Area was conducted on May 9, 2025, to document these properties. Properties beyond the Potential Impact Area were not included in this Report because the Project would have no potential to directly or indirectly impact those properties or their surrounding settings in accordance with CEQA.

A map of the Potential Impact Area is included in Section 7.0, Analysis of Potential Impacts, of this Report.

RESEARCH

This Report was prepared using sources related to the history and development of the Project Site, as well as the Project, including:

- Building permits
- Historic newspaper articles
- Historic aerial photography
- Field inspection of the Project Site and Potential Impact Area
- Other primary and secondary sources relevant to the history and development of the Project Site and surrounding area
- City of Orange Historic Preservation Design Standards[2]

[2] City of Orange, Historic Preservation Design Standards, adopted by Orange City Council on December 12, 2018.

- City of Orange Santa Fe Depot Specific Plan[3]
- Department of Parks and Recreation Forms, 523 Series for 237 West Chapman Avenue and properties in Potential Impact Area
- Plans for the Project (AO, November 2025)

FIELD EXAMINATIONS

Equipped with research on the Project Site's development history and relevant historic contexts, field examinations of the Project Site and Potential Impact Area were conducted on May 9, 2025, to review and confirm previous evaluations. Properties in the Potential Impact Area were observed and documented from the public right-of-way only.

PROJECT TEAM

Research, field inspection, and analysis for this report were performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic Preservation Specialist, of HRG. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards for their respective fields. Resumes of primary authors are included in Appendix A.

[3] City of Orange, Orange Santa Fe Depot Specific Plan, September 2012.

4.0 DEVELOPMENT HISTORY

This Report analyzes potential impacts resulting from the Project to the Old Towne Orange Historic District and Old Towne Orange Local Historic District. In order to provide a general context for that analysis, a brief development history of the Project site at 237 West Chapman Avenue, a contributing property in both districts, is included.

Historical Development

The Project Site is improved with a superstation built in 1924 by the Standard Oil Company at a cost of $5,000.[4] Originally known as William's Super Service Station, it is an example of a 1920s superstation, an automobile-related property type that combines a filling station with auto services, such as tires, lubrication, and washing.[5] The superstation is composed of two one-story utilitarian buildings arranged around a surface parking lot: a 1924 auto services building with an attached canopy added in between 1939 and 1947 (Building A) at the rear (northeast corner) of the Project Site; and a 1924 filling station with two attached canopies added between 1939 and 1947 (Building B) at the front (southwest corner) of the Project Site.[6] The parking lot was originally gravel.[7] A pole sign was installed at West Chapman Avenue between 1957 and 1974.[8] Photographs of Building B dating from c. 1970 and 1991 are included below. The development history of 237 West Chapman Avenue is summarized in Figure 12 below.



Image 1. Building B in c. 1970, courtesy Orange Public Library

[4] "Service Station Started at Orange," *The Register*, January 17, 1923. Construction was complete the following year, based on newspaper advertisements for William's Super Service Station.
[5] "Free Demonstrations at the Following Stations: Saturday Only," *The Orange County Plain Dealer*, November 11, 1924.
[6] The present canopy attached to the auto services building was constructed between 1939 and 1947, replacing an earlier canopy that extended to N. Lemon St. Based on aerial photographs: flight ID C-5925, frame 120, October 1, 1939; and flight ID GS-CP-9, frame 11, January 1, 1947.
[7] "Service Station Started at Orange," *The Register*, January 17, 1923.
[8] Based on historic aerial photographs and newspaper research. The pole sign is not visible on a 1957 aerial photograph: flight ID PAI-84V, frame 8-2-3, April 2, 1957; however, it is visible on a 1974 aerial photograph: flight ID TG-7400, frame 13-19, November 30, 1974. More research is needed to determine if the pole sign was erected by the Hoffman Radiator Service. The oldest newspaper advertisement found during research for that business dates from 1968: *Los Angeles Times*, July 11, 1968.



Image 2. Building B in 1991, 1991 Department of Parks and Recreation Form, 523 Series, for 237 West Chapman Avenue

Alterations

Available building permits on file with City of Orange Building and Safety Division do not document any major exterior alterations to the superstation at 237 West Chapman Avenue. Major exterior alterations, based on field observations, are summarized below.

Building A

- One garage bay infilled on west façade.
- Window glazing removed and blocked with plywood on south façade.
- Signage removed.

Building B

- Window glazing selectively painted or removed and blocked with plywood on west and east façades.
- Doors replaced on west façade.
- Signage removed.
- Retracting metal security doors added at vehicular entrances in east canopy.
- Freestanding gasoline pumps removed.

Parking Lot

- Original gravel parking lot replaced with asphaltic surface parking lot.

FIGURE 12: DEVELOPMENT HISTORY OF 237 WEST CHAPMAN AVENUE



Project site outlined in red (source: Google Earth)

Key

1. ***Building A:*** *Auto services building (1924) with attached canopy (*1939-1947)
2. ***Building B:*** *Filling station (1924) with two attached canopies (south and east canopies,* 1939-1947)
3. ***Pole sign*** *(1957-1974)*
4. ***Parking lot*** *(1924 and later dates)*

5.0 IDENTIFICATION OF HISTORICAL RESOURCES

National Register and Local Old Towne Orange Historic District

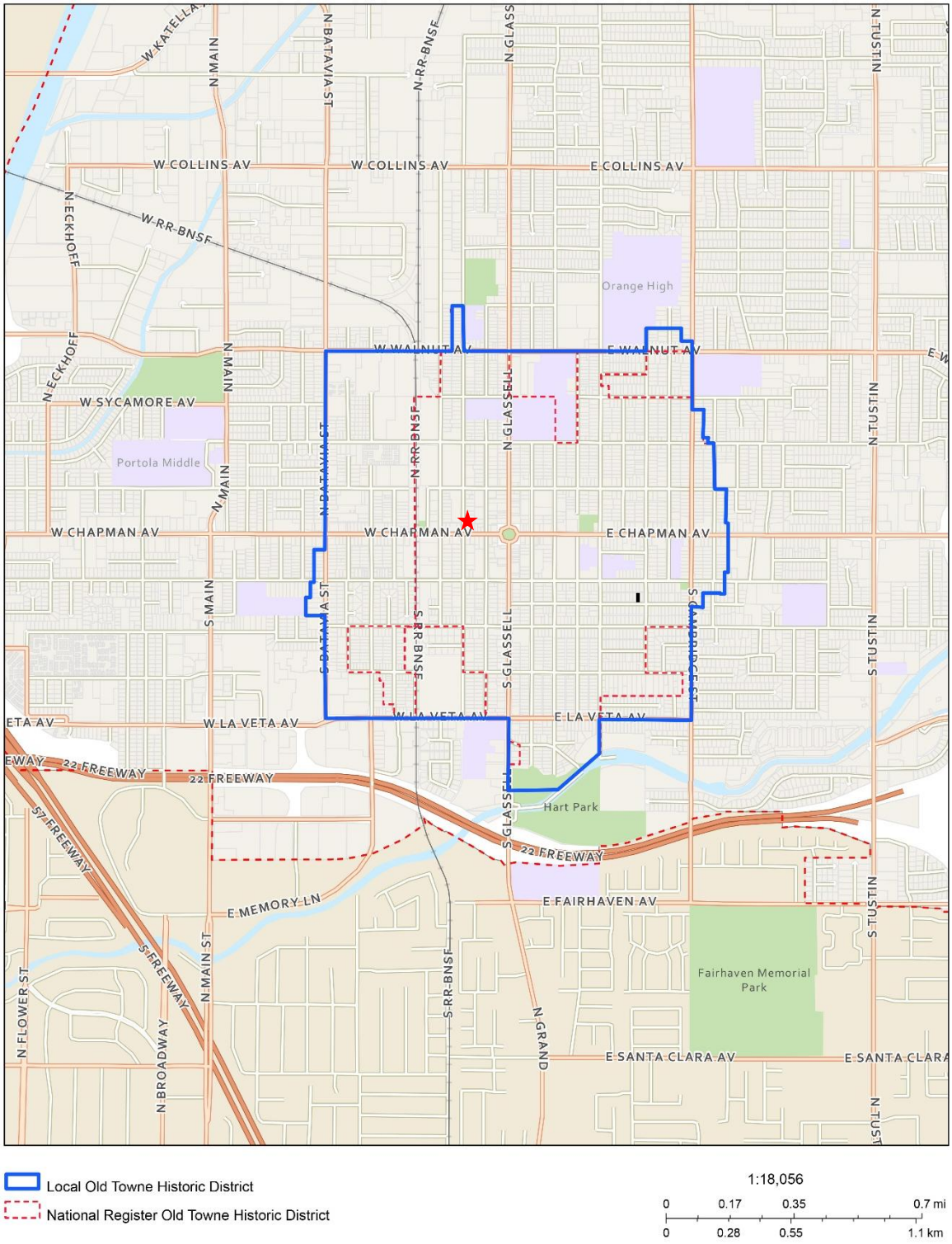
A collection of three overlapping historic districts makes up Old Towne Orange: (1) the National Register of Historic Places (National Register) Plaza Historic District; (2) the National Register Old Towne Orange Historic District; and (3) the locally designated Old Towne Orange Local Historic District. The Project Site is located in the Old Towne Orange Historic District and Old Towne Orange Local Historic District; and it is a contributor to both historic districts. Maps of the Old Towne Orange Historic District and Old Towne Orange Local Historic District are included in Figure 13 below.

The Old Towne Orange Local Historic District was designated by the City Council in 1994. In 1997, the smaller Old Towne Orange Historic District, which is included in the Old Towne Orange Local Historic District, was listed in the National Register of Historic Places (National Register) under Criteria A and C. Because the Old Towne Orange Historic District is listed in the National Register, it is automatically listed in the California Register of Historical Resources (California Register) under Criteria 1 and 3; and it is a mandatory historical resource as defined by the California Environmental Quality Act (CEQA). The Old Towne Orange Historic District and Old Towne Orange Local Historic District are significant as the location of the City's original residential community, central business district, and industrial area. Contributing buildings vary in scale and represent an eclectic mix of time periods and architectural styles.

The Old Towne Orange Historic District is roughly bounded by Walnut Avenue to the north; Cambridge and Waverly Streets to the east; La Veta Avenue and Santiago Creek to the south; and railways lines and Clark, Parker, and Glassell Street to the west. The period of significance for the historic district is 1888-1940. This timeframe corresponds with the period in which the district was originally developed. Its boundary includes the National Register-listed Plaza Historic District. At the time of its designation, the Old Towne Orange Historic District contained 1,230 contributing buildings and 4 contributing objects; and 512 non-contributing buildings.

Historical resources, including contributing properties in a historic district, that immediately border a project have a reasonable potential to be impacted by the project, either through direct impacts as a result of construction activity, or indirectly due to changes in the setting resulting from the proposed new construction. Therefore, in order to evaluate impacts resulting from the Project to the Old Towne Orange Historic District and Old Towne Orange Local Historic District, and as explained above in Section 3,0, Methodology, this Report has defined a Potential Impact Area that is limited to two contributors that immediately border the Project Site: 223 West Chapman Avenue and 121 North Lemon. A map of the Potential Impact Area is included in Figure 14 below.

FIGURE 13: OLD TOWNE ORANGE HISTORIC DISTRICT MAP



237 West Chapman Avenue indicated by red star

FIGURE 14: MAP OF POTENTIAL IMPACT AREA



Project Site outlined in red; adjacent properties outlined in blue (source: Google Earth)

Key

1. *223 W. Chapman Ave. (commercial building)*
2. *121 N. Lemon St. (commercial building)*
3. *121 N. Lemon St. (single-family residence)*

237 WEST CHAPMAN AVENUE (PROJECT SITE)



237 West Chapman Avenue is a contributing property in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. The property is an excellent and intact example of a 1920s superstation, an automobile-related property type that combines a filling station with auto services. 237 West Chapman Avenue was first surveyed in 1982, when the City Council authorized a historic resources survey to identify, evaluate and document all pre-1940 buildings throughout the City of Orange. The purpose of the survey was to gather data needed to prepare a Historic Preservation Element for the City's General Plan.[9] The 1982 survey was updated in 1991.[10] In 2005, the City conducted another historic resources survey; 237 West Chapman Avenue was surveyed at that time. The 2005 Department of Parks and Recreation

[9] City of Orange Planning Department, Historic Inventory Old Towne, 1982.

[10] AEGIS, City of Orange Historic Building Inventory Update, Final Report, October 1991.

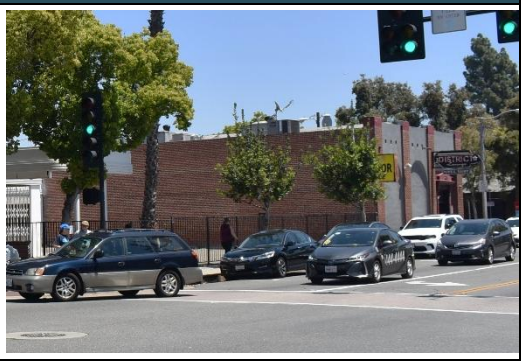
Form, 523 Series, for the property is included in Appendix C. It describes 237 West Chapman Avenue Street as follows:

> *Historic Resources Inventory #039211: This structure consists of two projecting bays, each supported by columns. The roof of each of these bays is in the curvilinear style with banding typical of Moderne structures.*
>
> *What is currently an auto repair shop was originally a small gas station and, in fact, one of the first in Orange. This originally served several businesses, including the Super Service Station and California Tire Credit Service.*[11]

POTENTIAL IMPACT AREA

As summarized in Table 1 below, the Potential Impact Area includes two (2) properties: 223 West Chapman Avenue and 121 North Lemon Street. 223 West Chapman Avenue, a one-story commercial building built in 1926, is a contributing property in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. 121 North Lemon Street is improved with two buildings: a one-story commercial building built in 1940; and a one-story single-family residence built in c. 1935. The commercial building is a contributing property in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. The residence is pending review for inclusion as a contributor to both districts.

TABLE 1. POTENTIAL IMPACT AREA

NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
223	W. Chapman Ave.	1926	Yes	
121	N. Lemon St.	1940	Yes	

[11] Chattel, Inc. Department of Parks and Recreation Form, 523 Series, for 237 West Chapman Avenue. May 2005.

NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
121	N. Lemon St.	c. 1935	Pending review	

6.0 DESCRIPTION OF PROJECT SITE

The Project Site at 237 West Chapman Avenue occupies a flat rectangular parcel at the northeast corner of West Chapman Avenue and North Lemon Street. It is improved with a superstation built in 1924 by the Standard Oil Company. The superstation is composed of two freestanding utilitarian buildings arranged around an irregularly-shaped asphaltic surface parking lot: a 1924 auto services building with an attached canopy added between 1939 and 1947 (Building A) at the rear (northeast corner) of the Project Site; and a 1924 filling station with two attached canopies added between 1939 and 1947 (Building B) at the front (southwest corner) of the Project Site. A metal pole sign at West Chapman Avenue dates from between 1957 and 1974. Two adjacent buildings abut the north and east sides of the property: a one-story commercial building built in 1926 (223 West Chapman Avenue); and a one-story commercial building built in 1940 (121 North Lemon Street). Current photographs of the Project Site are included below.

Building A has an L-shaped plan and is situated at the rear (northeast corner) of the parcel. It has a concrete foundation, concrete block perimeter walls finished with smooth cement plaster, and shallow flat parapet adorned with a Streamline Moderne stepped metal cornice. Fenestration consists of paired rectangular windows (infilled), three garage bays (one infilled), and a wood panel door. On the west façade, there is recessed storage shelf. The attached west canopy rests on a raised concrete slab and features round metal columns, a Streamline Moderne stepped metal cornice, and a shallow flat parapet.

Building B has an L-shaped plan and is situated at the front (southeast corner) of the parcel, minimally set back from West Chapman Avenue and North Lemon Street. It has a concrete foundation, metal panel perimeter walls, and a shallow flat parapet. Fenestration consists of fully glazed fixed metal windows, divided-lite fixed metal transom windows, divided-lite metal hopper windows, partially glazed paired wood entry doors, and two partially glazed wood single service doors. The attached south canopy rests on a concrete slab with a sunken service pit and features round metal columns and a Streamline Moderne stepped metal cornice. The attached east canopy has metal panel walls, two vehicular entrances with retracting metal security doors, fully glazed fixed metal windows, divided-lite fixed metal transom windows, a Streamline Moderne stepped metal cornice, and shallow flat parapet.

The pole sign has a metal sign box with applied vinyl lettering reading “Hoffman Radiator Service.” Other site features include a concrete slab on the north side of Building A, the former location of gasoline pumps. Landscaping along the street frontage includes a metal fence with driveway gates, mature growth street trees, a brick planter, and a brick monument sign with applied metal lettering reading “Orange Plaza Historic District.”

Character-defining Features

An inventory of extant exterior character-defining features of 237 West Chapman is included in table 2 below. Character-defining features are identified and noted as being either “primary” or “secondary,” based on the degree to which they contribute to the property’s significance, as well as their overall condition.

The project should aim to retain primary character-defining features to the furthest extent feasible to achieve conformance with the *Secretary of the Interior's Standards* and the *City of Orange's Historic Preservation Standards*; and to protect the property's status as a contributor to the National Register and locally designated Old Towne Orange Historic Districts. There is greater flexibility with secondary character-defining features; these should be retained, as feasible.

Alterations and conditions are specified in the inventory for selected primary and secondary character-defining features. Features not identified in this inventory do not contribute to the property's historic significance.

PHOTOGRAPHS OF THE PROJECT SITE

Historic Resources Group, May 2025



Image 1: Project Site, view northeast from West Chapman Avenue and North Lemon Street



Image 2: Building A, south and west façades, view northeast



Image 3: Building B, south and east façades, view northwest



Image 4: Building B, north and west façades, view southeast



Image 5: Pole sign

TABLE 2. CHARACTER-DEFINING FEATURES INVENTORY

BUILDING A				
Auto Services Building & Attached Canopy				
Location/Space	*Feature*	*Significance*	*Alterations/Condition*	*Photographs (HRG, 2025)*
Overall Form and Massing	L-shaped plan	Primary		
	Simple massing	Primary		
	Asymmetrical composition	Primary		
	One-story height	Primary		
Auto Services Building: General Exterior	Rectangular plan	Primary		
	Concrete block perimeter walls; cement plaster finish	Primary	**Condition:** Settlement and structural cracks; delaminating paint	
Auto Services Building, Garages: West Façade	Three garage bays	Primary	**Alterations:** Southernmost garage bay infilled; garage doors replaced at two extant bays **Condition:** Delaminating paint; infill materials at southernmost garage bay deteriorating; garage doors deteriorating	

TABLE 2. CHARACTER-DEFINING FEATURES INVENTORY

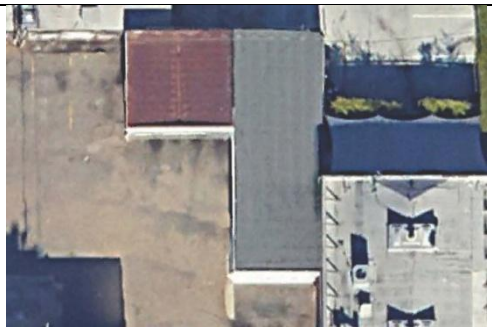
BUILDING A				
Auto Services Building & Attached Canopy				
Location/Space	*Feature*	*Significance*	*Alterations/Condition*	*Photographs (HRG, 2025)*
Auto Services Building, Workshop: West Façade	Wood panel pedestrian door	Secondary	**Condition:** Delaminating paint *Note: Photograph included under "interior" below*	
	Recessed storage shelf	Secondary	**Condition:** Delaminating paint	
Auto Services Building, Garages: South Façade	Paired square window openings (blocked)	Primary	**Alterations:** Windows blocked with plywood; wood window frames, wood casings, and wood windowsills extant and likely original **Condition:** Window frames, wood casings, and wood windowsills deteriorating	
Auto Services Building: Roof	Flat, wood frame roof with shallow parapet	Primary		 *Source: Google Earth*
	Streamline Moderne stepped metal cornice	Primary		

TABLE 2. CHARACTER-DEFINING FEATURES INVENTORY

BUILDING A				
Auto Services Building & Attached Canopy				
Location/Space	*Feature*	*Significance*	*Alterations/Condition*	*Photographs (HRG, 2025)*
Auto Services Building, Canopy	Raised concrete slab	Primary	**Alterations:** Canopy constructed between 1939 and 1947, replacing an earlier canopy that extended to N. Lemon St. **Condition:** Cracks; previous patching	
	Round metal columns; painted finish	Primary	**Condition:** Corrosion; delaminating paint	
	Metal canopy; painted finish	Primary	**Alterations:** Signage removed **Condition:** Corrosion; delaminating paint	
	Streamline Moderne stepped metal cornice; painted finish	Primary	**Condition:** Section of metal cornice missing on east side of canopy	
	Shallow flat parapet	Primary		
	Exposed structure on underside of canopy	Primary		

TABLE 2. CHARACTER-DEFINING FEATURES INVENTORY

BUILDING B				
Filling Station & Two Attached Canopies				
Location/Space	*Feature*	*Significance*	*Alterations/Condition*	*Photographs (HRG, 2025)*
Overall Form and Massing	L-shaped plan	Primary		
	Simple massing	Primary		
	Asymmetrical composition	Primary		
	One-story height	Primary		
Filling Station, Office: General Exterior	Rectangular plan	Primary		
	Metal panel perimeter walls; painted finish	Primary	**Condition:** Corrosion; warping/damage; delaminating paint	
	Corner window at south and west façades; continuous lite pattern composed of metal mullions and muntins; fixed metal windows below metal transom windows that meet at corner metal structural post	Primary		
Filling Station, Office: South Façade	Fully glazed fixed metal windows; painted finish	Primary	**Condition:** Delaminating paint	
	Divided-lite fixed metal transom windows; painted finish	Primary	**Condition:** Delaminating paint	

TABLE 2. CHARACTER-DEFINING FEATURES INVENTORY

BUILDING B				
Filling Station & Two Attached Canopies				
Location/Space	*Feature*	*Significance*	*Alterations/Condition*	*Photographs (HRG, 2025)*
	Divided-lite metal hopper window; painted finish	Primary	**Condition:** Delaminating paint	
	Partially glazed wood double door; painted finish	Primary	**Condition:** Delaminating paint	
Filling Station, Office: West Façade	Fully glazed fixed metal windows; painted finish	Primary	**Condition:** Delaminating paint	
	Divided-lite fixed metal transom windows; painted finish	Primary	**Condition:** Delaminating paint	
	Divided-lite metal hopper windows above doors; painted finish	Primary	**Alterations:** One lite painted; one lite removed and blocked with plywood **Condition:** Delaminating paint	
	Two rectangular door openings	Primary	**Alterations:** Doors replaced	

TABLE 2. CHARACTER-DEFINING FEATURES INVENTORY

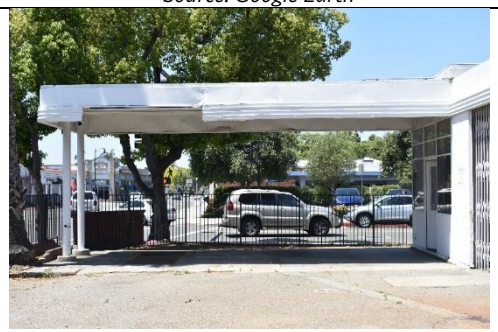
BUILDING B				
Filling Station & Two Attached Canopies				
Location/Space	*Feature*	*Significance*	*Alterations/Condition*	*Photographs (HRG, 2025)*
Filling Station, Office: North Façade	Fixed divided-lite metal window; painted finish	Secondary	**Condition:** Delaminating paint	
Filling Station, Office: Roof	Flat roof with shallow parapet	Primary		 *Source: Google Earth*
	Streamline Moderne stepped metal cornice; painted finish	Primary		
Filling Station, South Canopy	Concrete slab	Primary	**Alterations:** Gasoline pumps removed at unknown date (not visible in c. 1970 photograph) **Condition:** Cracks; previous patching	
	Round metal columns; painted finish; round concrete footings	Primary	**Condition:** Corrosion; delaminating paint	
	Metal canopy; painted finish	Primary	**Alterations:** Signage removed **Condition:** Corrosion; delaminating paint	

TABLE 2. CHARACTER-DEFINING FEATURES INVENTORY

BUILDING B				
Filling Station & Two Attached Canopies				
Location/Space	*Feature*	*Significance*	*Alterations/Condition*	*Photographs (HRG, 2025)*
	Streamline Moderne stepped metal cornice; painted finish	Primary	**Condition:** Section of metal cornice missing on east side of canopy	
	Shallow flat parapet	Primary		
	Exposed structure on underside of canopy	Primary		
	Sunken service pit	Secondary		
Filling Station, East Canopy	Concrete slab	Primary	**Alterations:** Car lift removed	
	Metal panel walls and ceiling; painted finish	Primary	**Alterations:** Signage removed **Condition:** Corrosion; warping/damage; delaminating paint	
	Rectangular vehicle entrances on north and south sides	Primary	**Alterations:** Retracting metal security doors added at both entrances	
	Fully glazed fixed metal windows; painted finish	Primary	**Alterations:** Glazing removed and blocked with plywood	
	Divided-lite fixed metal transom windows; painted finish	Primary	**Condition:** Cracked glazing; corrosion; delaminating paint	
	Streamline Moderne stepped metal cornice; painted finish	Primary		
	Shallow flat parapet	Primary		
	Exposed structure on underside of canopy	Primary		

TABLE 2. CHARACTER-DEFINING FEATURES INVENTORY

Site Features				
Pole Sign, Parking Lot, & Concrete Slab				
Location/Space	*Feature*	*Significance*	*Alterations/Condition*	*Photographs (HRG, 2025)*
Pole Sign	Metal pole	Secondary	**Condition:** Graffiti	
	Metal sign box with applied vinyl lettering ("Hoffman Radiator Service")	Secondary	**Condition:** Corrosion; delaminating paint	
Parking Lot	Irregularly shaped parking lot	Secondary	**Alterations:** Asphaltic surface added at unknown date (newspaper research indicates that parking lot was originally gravel);[12] resurfaced and patched at various dates **Condition:** Cracks observed in asphaltic surface	

[12] "Service Station Started at Orange," *The Register*, January 17, 1923.

TABLE 2. CHARACTER-DEFINING FEATURES INVENTORY

Site Features				
Pole Sign, Parking Lot, & Concrete Slab				
Location/Space	*Feature*	*Significance*	*Alterations/Condition*	*Photographs (HRG, 2025)*
				
Concrete Slab (Former Filling Area)	Rectangular concrete slab on north side of Building B	Secondary	**Alterations:** Gasoline pumps removed at unknown date	

7.0 EVALUATION OF POTENTIAL IMPACTS

The Project proposes to rehabilitate and adaptively reuse the superstation on the Project Site as a restaurant and bar (The Win-Dow). This Report evaluates whether the Project has the potential to impact the superstation, a contributing Old Towne Orange Historic District and the Old Towne Orange Local Historic District; and by extension, the historic districts. In order to inform that analysis, the Project is evaluated below against the applicable Secretary of the Interior's Standards for Rehabilitation and the City of Orange's applicable Historic Preservation Design Standards. The Project Site is located within the City of Orange Santa Fe Depot Specific Plan area. Therefore, the Project is also evaluated below against the Santa Fe Depot Specific Plan's applicable Design Guidelines for Historic Buildings to determine whether the Project is compatible with its surroundings.

Framework for Analysis

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) provide guidance for reviewing proposed projects that may affect historical resources. The Standards and associated Guidelines address four distinct historic "treatments" including: (1) preservation, (2) rehabilitation, (3) restoration, and (4) reconstruction. The specific Standards and Guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historical resources.[13]

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The Standards for Rehabilitation (36 CFR 67) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character. The Standards are applied taking into consideration the economic and technical feasibility of each project.

[13] U.S. Department of the Interior, National Park Service, *Technical Preservation Services*, "The Secretary of the Interior's Standards for the Treatment of Historic Properties," http://www.nps.gov/tps/standards.htm (accessed October 2022).

HISTORIC PRESERVATION DESIGN STANDARDS FOR OLD TOWNE ORANGE

The City of Orange's Historic Preservation Design Standards (HPDS), also known as the Old Towne Design Standards, were adopted by the City Council in 1995 and subsequently amended. The purpose of the HPDS is to protect the distinct sense of place conveyed by Orange's historic buildings and neighborhoods. The HPDS are based on the *Secretary of the Interior's Standards for Rehabilitation* to help property owners, design professionals and residents understand the features that make buildings and neighborhoods special and provide guidance on how best to preserve those features; and guide the design of new construction so that it relates respectfully to historic buildings.

SANTA FE DEPOT SPECIFIC PLAN[14]

The Project Site is located within the City of Orange Santa Fe Depot Specific Plan area. The Santa Fe Depot Specific Plan includes Design Guidelines for Historic Buildings that work in conjunction with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Historic Preservation Standards to preserve and protect the historic integrity of the area while also meeting the demand for new infill development.

The Specific Plan area extends from Walnut Avenue to Palmyra Avenue, and generally from Parker Street to Olive Street, with the Santa Fe Depot at the heart of the area. It is located just west of the Plaza, is entirely within the local Old Towne Historic District and partially within the National Register Old Towne Orange Historic District.

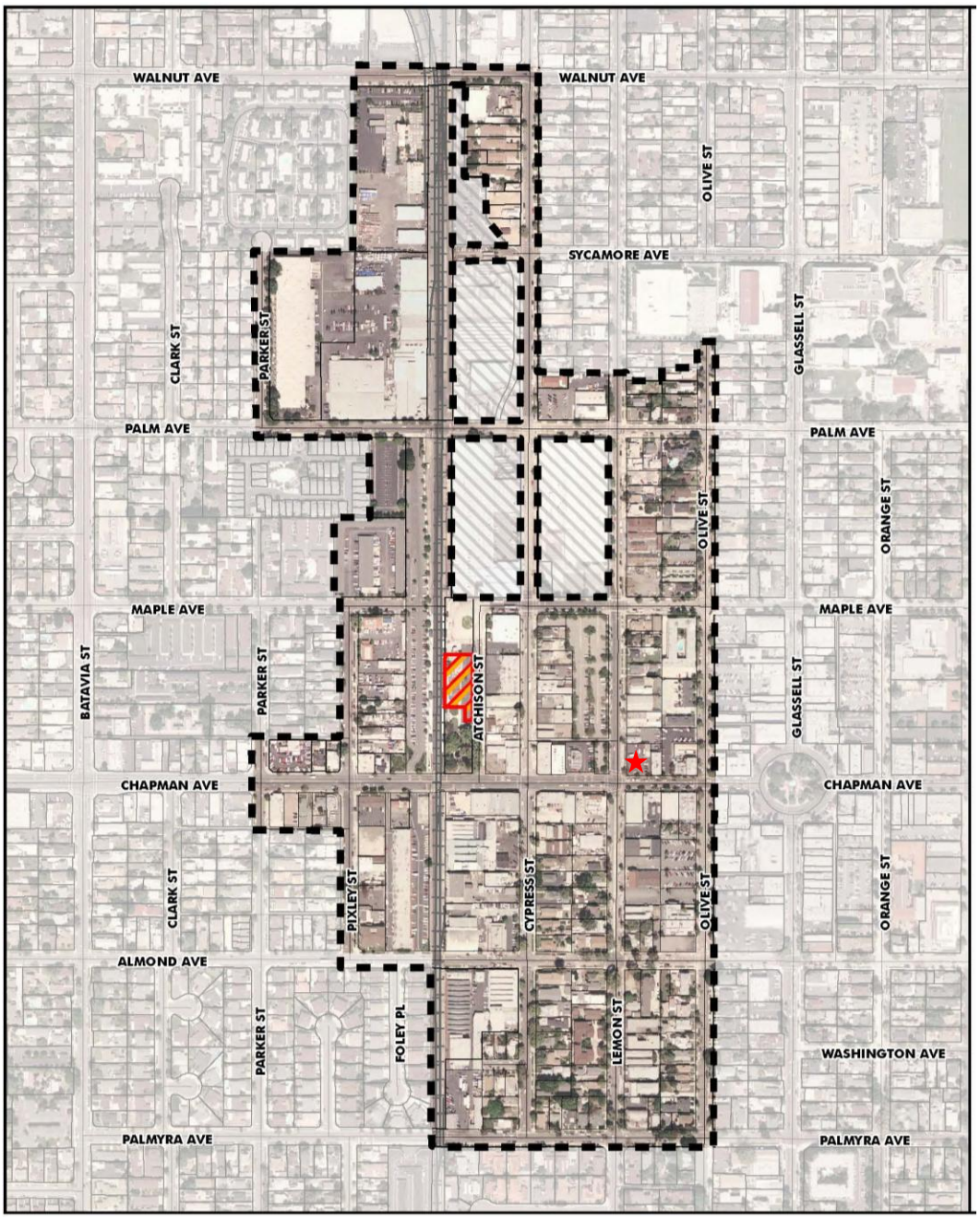
The Santa Fe Depot Specific Plan was originally adopted in December 1993 with policies and standards for new development in the area immediately surrounding the City of Orange's historic Santa Fe Depot train station and Orange County Transit Authority (OCTA) bus transfer station. Collectively, these transit facilities are known as the Orange Transportation Center. The 1993 Specific Plan was conceived to address the development of a commuter rail station, as well as aesthetic and physical improvements to existing infrastructure, preservation of historic buildings, and the concentrated integration of specialty retail uses and housing around the Depot.

The purpose of the Santa Fe Depot Specific Plan is to build an environment around the Santa Fe Depot that supports and facilitates transit use by capitalizing on pedestrian traffic and encouraging a mix of employment, shopping and residential uses within easy walking distance (one-quarter to one-half mile radius) of the Orange Transportation Center. Development should be designed for pedestrians, with pedestrian linkages to the transportation center and connections to the Plaza, Chapman University, residential neighborhoods, and other destinations in the area. The intent is to bring new vitality to the Santa Fe Depot area, making it a vibrant part of Old Towne Orange.

A map of the Santa Fe Depot Specific Plan area is included in Figure 15 below.

[14] Excerpted and adapted from City of Orange, Orange Santa Fe Depot Specific Plan, September 2012.

FIGURE 15: SANTA FE DEPOT SPECIFIC PLAN AREA MAP



Key

Specific Plan Boundary

Not a part of Santa Fe Depot Specific Plan

Metrolink/Rail Corridor

Santa Fe Depot

237 West Chapman Avenue indicated by red star

Proposed Alterations on the Project Site

In order to inform the evaluation of the Project under the applicable Secretary of the Interior's Standards for Rehabilitation, the City of Orange's applicable Historic Preservation Design Standards, and the Santa Fe Depot Specific Plan's applicable Design Guidelines for Historic Buildings, proposed alterations to the superstation's character-defining features are summarized in Table 3 below.

TABLE 3. SUMMARY OF PROPOSED ALTERATIONS

BUILDING A			
Auto Services Building & Attached Canopy			
Location/ Space	*Feature*	*Significance*	*Proposed Alterations*
Overall Form and Massing	L-shaped plan	Primary	No alterations proposed.
	Simple massing	Primary	No alterations proposed.
	Asymmetrical composition	Primary	No alterations proposed.
	One-story height	Primary	No alterations proposed.
Auto Services Building: General Exterior	Rectangular plan	Primary	No alterations proposed.
	Concrete block perimeter walls; cement plaster finish	Primary	A cantilevered, wrap-around service counter would be installed on the south and west façades, below new windows (see below for additional notes on proposed windows). Cabinet signs would be installed on the west and south façades.
Auto Services Building, Garages: West Façade	Three garage bays	Primary	The existing garage bays would be retained and partially infilled with new fenestration, including a pedestrian slab door (north bay) and wood windows (center and south bays). The surrounding area would be infilled and finished in cement plaster to match the existing on the building. Strips would be added to delineate the original garage bay openings.
Auto Services Building, Workshop: West Façade	Wood panel pedestrian door	Secondary	The existing pedestrian door would be removed; the existing door opening would be infilled to accommodate new restrooms below the canopy.
	Recessed storage shelf	Secondary	The existing storage shelf would be removed; the resulting niche would be infilled to accommodate new restrooms below the canopy.

TABLE 3. SUMMARY OF PROPOSED ALTERATIONS

BUILDING A			
Auto Services Building & Attached Canopy			
Location/ Space	*Feature*	*Significance*	*Proposed Alterations*
Auto Services Building, Garages: South Façade	Paired square window openings (blocked)	Primary	The existing window opening would be retained; wood windows would be intalled within the existing opening.
Auto Services Building: Roof	Flat, wood frame roof with shallow parapet	Primary	New mechanical equipment would be installed on the roof; a new rooftop screen, set back from the existing parapet, would be installed to conceal the equipment from the public right-of-way. A rotating pole sign would be installed on top of the existing roof.
	Streamline Moderne stepped metal cornice	Primary	No alterations proposed.
Auto Services Building, Canopy	Raised concrete slab	Primary	The existing slab would be retained; restrooms would be isntalled on top of the slab, below the canopy; the restrooms would be structurally independent of the canopy, with appropriate separation from the canopy's columns and exposed underside.
	Round metal columns; painted finish	Primary	See note above about restrooms.
	Metal canopy; painted finish	Primary	See note above about restrooms.
	Streamline Moderne stepped metal cornice; painted finish	Primary	No alterations proposed.
	Shallow flat parapet	Primary	No alterations proposed.
	Exposed structure on underside of canopy	Primary	See note above about restrooms.

TABLE 3. SUMMARY OF PROPOSED ALTERATIONS

BUILDING B			
Filling Station & Two Attached Canopies			
Location/ Space	*Feature*	*Significance*	*Proposed Alterations*
Overall Form and Massing	L-shaped plan	Primary	No alterations proposed.
	Simple massing	Primary	No alterations proposed.
	Asymmetrical composition	Primary	No alterations proposed.
	One-story height	Primary	No alterations proposed.
Filling Station, Office: General Exterior	Rectangular plan	Primary	No alterations proposed.
	Metal panel perimeter walls; painted finish	Primary	A cantilevered, wrap-around service counter would be installed on the south and west façades, below new windows (see below for additional notes on proposed windows).
	Corner window at south and west façades; continuous lite pattern composed of metal mullions and muntins; fixed metal windows below metal transom windows that meet at corner metal structural post	Primary	The existing window frames would be retained; the existing glazing would be removed; new metal windows with tempered glazing would be installed interior to the existing fixed window frames; new tempered glazing would be installed within the existing transom window frames. Applied letter signage would be installed on the south and west façades.
Filling Station, Office: South Façade	Fully glazed fixed metal windows; painted finish	Primary	The existing window frames would be retained; the existing glazing would be removed; new metal windows with tempered glazing would be installed interior to the existing window frames.
	Divided-lite fixed metal transom windows; painted finish	Primary	The existing window frames would be retained; the existing glazing would be removed; new tempered glazing would be installed within the existing window frames.
	Divided-lite metal hopper window; painted finish	Primary	No alterations proposed.
	Partially glazed wood double door; painted finish	Primary	The existing double door would be removed; the existing door opening would be infilled with a new metal window with tempered glazing and a metal panel to match the existing on the building.

TABLE 3. SUMMARY OF PROPOSED ALTERATIONS

BUILDING B			
Filling Station & Two Attached Canopies			
Location/ Space	*Feature*	*Significance*	*Proposed Alterations*
Filling Station, Office: West Façade	Fully glazed fixed metal windows; painted finish	Primary	The existing window frames would be retained; the existing glazing would be removed; new metal windows with tempered glazing would be installed interior to the existing window frames.
	Divided-lite fixed metal transom windows; painted finish	Primary	The existing window frames would be retained; the existing glazing would be removed; new tempered glazing would be installed within the existing window frames.
	Divided-lite metal hopper windows above doors; painted finish	Primary	No alterations proposed.
	Two rectangular door openings	Primary	The existing door openings would be retained; the openings would be infilled with new metal windows with tempered glazing and metal panels to match the existing on the building.
Filling Station, Office: North Façade	Fixed divided-lite metal window; painted finish	Secondary	The existing window would be removed; the existing window opening would be retained and enlarged to accommodate a new pedestrian slab door.
Filling Station, Office: Roof	Flat roof with shallow parapet	Primary	New ventilation, that would not be visible from public right-of-way, would be installed on the existing roof.
	Streamline Moderne stepped metal cornice; painted finish	Primary	No alterations proposed.
Filling Station, South Canopy	Concrete slab	Primary	The existing slab would be partially replaced with a new concrete slab to meet accessibility requirements. A metal queue railing would be installed on the new slab.
	Round metal columns; painted finish; round concrete footings	Primary	No alterations proposed.
	Metal canopy; painted finish	Primary	No alterations proposed.
	Streamline Moderne stepped metal cornice; painted finish	Primary	No alterations proposed.
	Shallow flat parapet	Primary	No alterations proposed.

TABLE 3. SUMMARY OF PROPOSED ALTERATIONS

BUILDING B			
Filling Station & Two Attached Canopies			
Location/ Space	*Feature*	*Significance*	*Proposed Alterations*
	Exposed structure on underside of canopy	Primary	No alterations proposed.
	Sunken service pit	Secondary	No alterations proposed.
Filling Station, East Canopy	Concrete slab	Primary	The existing slab would be removed; new pavers would be installed within the footprint of the exsiting slab.
	Metal panel walls and ceiling; painted finish	Primary	Applied letter signage would be installed on the east side of the canopy, facing the interior (east) of the property.
	Rectangular vehicle entrances on north and south sides	Primary	The vehicle entrances would be retained; the non-original metal security doors would be removed at both entrances; new glazed metal roll-up doors would be installed within both entrances.
	Fully glazed fixed metal windows; painted finish	Primary	The existing window frames would be retained; the existing glazing would be removed; new tempered glazing would be installed within the existing frames.
	Divided-lite fixed metal transom windows; painted finish	Primary	The existing window frames would be retained; the existing glazing would be removed; new tempered glazing would be installed within the existing frames.
	Streamline Moderne stepped metal cornice; painted finish	Primary	No alterations proposed.
	Shallow flat parapet	Primary	No alterations proposed.
	Exposed structure on underside of canopy	Primary	No alterations proposed.

TABLE 3. SUMMARY OF PROPOSED ALTERATIONS

Site Features			
Pole Sign, Parking Lot, & Concrete Slab			
Location/ Space	*Feature*	*Significance*	*Proposed Treatment*
Pole Sign	Metal pole	Secondary	No alterations proposed.
	Metal sign box with applied vinyl lettering ("Hoffman Radiator Service")	Secondary	No alterations proposed.
Parking Lot	Irregularly shape parking lot	Secondary	The irregular shape of the parking lot would be retained; decomposed granite would be compacted over the existing non-origianl asphaltic surface; landscaping, hardscaping, and furniture would be added throughout.
Concrete Slab (Former Filling Area)	Rectangular concrete slab on north side of Building B	Secondary	The existing slab would be removed in order to accommodate a new loading zone on the north side of Building B; the loading zone would be enclsoed by a new metal fence and contain new plumbing equipment; a trash enclosure would be added at the northwest corner of the parcel.

Evaluation: Secretary of the Interior's Standards

The Project is evaluated below against the applicable Standards for Rehabilitation to identify potential impacts to the Old Towne Orange Historic District and Old Towne Orange Local Historic District.

> *Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

237 West Chapman Avenue was historically used as a superstation, an automobile-related property type that combines a filling station with auto services. It has remained in its original use, with some changes to its defining characteristics, site, and environment. The Project would rehabilitate and adaptively reuse the superstation as a restaurant and bar (The Win-Dow). In order to accommodate this proposed use, some exterior alterations to Buildings A and B would be required, limited to selective fenestration alterations to provide new building access, ventilation, and walk-up counter service; branding signage; and landscaping and site improvements. At Building B, tempered glazing is also required.

Building A would be adaptively reused as a kitchen with walk-up counter service, and restrooms would be constructed below the attached canopy. To allow these new uses, alterations are required to the west (North Lemon Street) and south (West Chapman Avenue) façades, mainly in areas that have already been altered, including the garage bays on the west façade (the southernmost has been infilled) and the wood window on the south façade (which has been boarded). Since the building historically featured a wood window, new wood windows would be installed within the garage bays, along with a door for building access, and the surrounding area would be infilled and finished in cement plaster to match the existing. Strips would be added on the cement plaster to delineate the original garage bay openings. Signage and a cantilevered, wrap-around service counter would be installed on the west and south façades. A door and recessed storage shelf on the west façade would be removed to accommodate the new restrooms. The restrooms would be constructed on top of the existing concrete slab below the canopy; would be structurally independent of the canopy; and would maintain physical separation from the canopy's columns and exposed underside. At the roof, new rooftop mechanical equipment, set back from the parapet and concealed from the public right-of-way behind a screen, and a rotating pole sign, would be added.

Building B would be adaptively reused as a bar with walk-up counter service. To allow these new uses, exterior alterations are required to the building and its two attached (south and east) canopies. Fenestration would be altered as follows: all fixed metal window frames on the south (West Chapman Avenue) and west (North Lemon Street) façades would be retained, but their glazing would be removed and new metal windows with tempered glazing would be installed interior to the existing frames; transom windows on the south and west facades would be retained but reglazed, with new tempered glass installed within the existing frames; an existing double door on the south façade would be removed, with the door opening infilled with a metal window with tempered glazing and a metal panel to match the existing panels on the building; two non-original service doors on the west façade would be removed, with the door opening infilled with metal windows with tempered glazing and metal panels to match the existing panels

on the building; and a fixed metal window on the north façade would be removed, with the window opening enlarged to accommodate a pedestrian door for building access. No changes are proposed to the hopper windows on the south and west façades. A cantilevered, wrap-around service counter would be installed on the south and west façades. New rooftop ventilation would be added on the building. At the south canopy, the existing concrete slab would be partially replaced with a new concrete slab that meets accessibility requirements, and a queue railing would be installed on the new slab. At the east canopy, the concrete slab would be removed, and new pavers would be installed within its existing footprint; new glazed metal roll-up doors would replace the non-original metal security doors at the vehicle entrances; transom windows would be retained but reglazed, with new tempered glass installed within the existing frames; and exterior signage would be added on the east side.

The Project would retain the existing street trees, pole sign, and brick monument sign adjacent to the property. As part of the property's adaptive reuse, the Project proposes landscape and site improvements. Decomposed granite would be compacted over the existing non-original asphaltic surface parking lot; and in-ground planters, in-ground lighting, and movable potted plants and furniture would be added in the existing parking lot. A concrete slab on the north side of Building B would be removed in order to accommodate a new loading zone. A new metal fence would enclose the loading zone. A new perimeter fence would also be installed along West Chapman Avenue and North Lemon Street. A trash enclosure would be added at the northwest corner of the parcel.

The Project does not propose any exterior alterations to, or changes that would substantially impact the site and environment of, adjacent contributing properties in the Old Towne Orange Historic District and Old Towne Orange Local Historic District, including 223 West Chapman Avenue and 121 North Lemon Street. As such, the Project does not have the potential to impact these properties, either through direct impacts as a result of construction activity, or indirectly due to changes in the setting resulting from the proposed new construction; and by extension, the historic districts.

In summary, the Project would result in minimal change to the distinctive exterior materials, features, spaces, and spatial relationships that characterize the superstation on the Project Site and immediately adjacent contributing properties in the Historic District and Old Towne Orange Local Historic District. As such, the overall historic integrity of the historic districts would be unimpaired. **The Project meets Standard 1.**

> *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The historic character of the superstation on the Project Site would be retained and preserved, including Building A and Building B's existing L-shaped configuration; simple massing; façade composition; one-story height; perimeter wall materials and finishes; the majority of original window frames; flat roofs with shallow parapets; applied decorative features; and canopies. As required by the property's proposed restaurant and bar use, and as summarized above, the Project requires fenestration alterations to provide new building access, ventilation, and walk-up counter

service; signage; and landscaping and site improvements. Tempered glazing is also required at Building B. Proposed changes to the property would be compatible with the historic superstation's utilitarian design, and would result in minimal removal of historic materials or alterations to features or spaces that characterize the property. On Building A, new fenestration would be added within original openings; on Building B, original window frames would mostly be retained, with new glazing installed within, and new windows installed interior to, the existing frames; and all fenestration alterations would be reversable. Although restrooms would be constructed below Building A's canopy, they would be structurally independent of the canopy and physically separated from the canopy's columns and exposed underside. The Project does not propose any changes to adjacent contributing properties in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. As such, the overall historic character of both historic districts would be retained and preserved. **The Project meets Standard 2.**

> *Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The Project does not propose any changes that would create a false sense of historical development, and no conjectural features or architectural elements from other buildings in the Old Towne Orange Historic District and Old Towne Orange Local Historic District would be incorporated in the Project. **The Project meets Standard 3.**

> *Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The superstation on the Project Site is composed of a 1924 auto services building with an attached canopy added between 1939 and 1947 (Building A); and a 1924 filling station with two attached canopies added between 1939 and 1947(Building B). The canopies generally date from the period of significance associated with the Old Towne Orange Historic District and Old Towne Orange Local Historic District, 1888-1940; and they are associated with the property's original automobile-related use. Therefore, the canopies are character-defining features. The Project would retain and preserve Buildings A and B and their respective significant canopies, with minimal alterations to accommodate the property's new use. **The Project meets Standard 4.**

> *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The Project would retain the majority of the distinctive features, finishes, and examples of craftsmanship that characterize the superstation on the Project Site, including Building A and Building B's existing L-shaped configuration; simple massing; façade composition; one-story height; perimeter wall materials and finishes; the majority of original windows; flat roofs with shallow parapets; applied decorative features; and canopies. As noted above, the Project requires fenestration alterations to provide new building access, ventilation, and walk-up counter service; signage; and landscaping and site improvements. Tempered glazing is also required at Building B. New wood and metal windows would match original windows on the superstation in terms of material; and would be compatible with the superstation's utilitarian design. The Project does not propose any changes to adjacent contributing properties in the Old Towne Orange Historic

District and Old Towne Orange Local Historic District. As such, the overall historic character of both historic districts would be retained and preserved. **The Project meets Standard 5.**

> *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The Project would retain and repair in-kind the majority of historic features on Buildings A and B; this would include exterior materials and finishes, and on Building B, most original window frames. On Building A the area around new fenestration within existing garage bay and window openings would be infilled and finished in cement plaster wall to match the existing on the building. Strips would be added on the cement plaster to delineate the original garage bay openings. Where required on Building B, new windows would be installed interior to existing window frames, and new tempered glazing would be installed within existing window frames. The Project does not propose any changes to adjacent contributing properties in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. **The Project meets Standard 5.**

> *Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The Project does not propose chemical or physical treatments that cause damage to historic materials. **The Project meets Standard 7.**

> *Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The Project Site is not located in an identified archeological zone. Therefore, it is not likely that excavation for the Project may uncover unknown archeological resources on the site.[15] **If unexpected archeological resources are found, and they are identified, protected, preserved, and/or documented in consultation with a qualified archeologist, the Project would meet Standard 8.**

> *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

In order to adaptively reuse the superstation on the Project Site as a restaurant and bar, and to ensure the property's long-term viability, the Project requires some alterations to character-defining features. Proposed changes would be limited to selective fenestration alterations to provide new building access, ventilation, and walk-up counter service; signage; and landscaping

[15] Recommendations for identification and treatment of possible archaeological resources are beyond the scope of this report; the Lead Agency would need to determine whether archaeological resources would be impacted by this project.

and site improvements. Tempered glazing is also required at Building B. While alterations to individual features are proposed, both buildings that compose the superstation would be retained and preserved, and the property, overall, would continue to convey its significance as a 1920s superstation. Moreover, Project would result in minimal change to the wider setting of the Old Towne Orange Historic District and Old Towne Orange Local Historic District; and the integrity of both historic districts would not be impaired by proposed changes on the Project Site; following Project completion, both districts would continue to convey their significance.

Building A would be adaptively reused as a kitchen with walk-up counter service, and restrooms would be constructed below the attached canopy. To allow these new uses, alterations are required to the west (North Lemon Street) and south (West Chapman Avenue) façades, mainly in areas that have already been altered, including the garage bays on the west façade (the southernmost has been infilled) and the wood window on the south façade (which has been boarded). Since the building historically featured a wood window, new wood windows would be installed within the garage bays, along with a door for building access, and the surrounding area would be infilled and finished in cement plaster to match the existing. Strips would be added on the cement plaster to delineate the original garage bay openings. Signage and a cantilevered, wrap-around service counter would be installed on the west and south façades. A door and recessed storage shelf on the west façade would be removed to accommodate the new restrooms. The restrooms would be constructed on top of the existing concrete slab below the canopy; would be structurally independent of the canopy; and would maintain physical separation from the canopy's columns and exposed underside. At the roof, new rooftop mechanical equipment, set back from the parapet and concealed from the public right-of-way behind a screen, and a rotating pole sign, would be added.

Building B would be adaptively reused as a bar with walk-up counter service. To allow these new uses, exterior alterations are required to the building and its two attached (south and east) canopies. Fenestration would be altered as follows: all fixed metal window frames on the south (West Chapman Avenue) and west (North Lemon Street) façades would be retained, but their glazing would be removed and new metal windows with tempered glazing would be installed interior to the existing frames; transom windows on the south and west facades would be retained but reglazed, with new tempered glass installed within the existing frames; an existing double door on the south façade would be removed, with the door opening infilled with a metal window with tempered glazing and a metal panel to match the existing panels on the building; two non-original service doors on the west façade would be removed, with the door opening infilled with metal windows with tempered glazing and metal panels to match the existing panels on the building; and a fixed metal window on the north façade would be removed, with the window opening enlarged to accommodate a pedestrian door for building access. No changes are proposed to the hopper windows on the south and west façades. A cantilevered, wrap-around service counter would be installed on the south and west façades. New rooftop ventilation would be added on the building. At the south canopy, the existing concrete slab would be partially replaced with a new concrete slab that meets accessibility requirements, and a queue railing would be installed on the new slab. At the east canopy, the concrete slab would be removed, and new pavers would be installed within its existing footprint; new glazed metal roll-up doors would replace the non-original metal security doors at the vehicle entrances; transom windows would be

retained but reglazed, with new tempered glass installed within the existing frames; and exterior signage would be added on the east side.

The Project would retain the existing street trees, pole sign, and brick monument sign adjacent to the property. As part of the property's adaptive reuse, the Project proposes landscape and site improvements. Decomposed granite would be compacted over the existing non-original asphaltic surface parking lot; and in-ground planters, in-ground lighting, and movable potted plants and furniture would be added in the existing parking lot. A concrete slab on the north side of Building B would be removed in order to accommodate a new loading zone. A new metal fence would enclose the loading zone. A new perimeter fence would also be installed along West Chapman Avenue and North Lemon Street. A trash enclosure would be added at the northwest corner of the parcel.

The Project Site immediately borders two contributing properties within the boundaries of the Old Towne Orange Historic District and Old Towne Orange Local Historic District: 223 West Chapman Avenue and 121 North Lemon Street. The Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of these two contributors, and therefore, would not result in a substantial adverse change to the integrity and significance of the historic districts, either through direct impacts as a result of construction activity, or indirectly due to changes in the setting resulting from the proposed new construction.

In summary, exterior alterations proposed under the Project would be compatible with the superstation on the Project Site, a contributing property in the Old Towne Orange Historic District and Old Towne Orange Local Historic District, as well as adjacent contributing properties in both historic districts, in terms of location, size, scale, massing, and proportions. **The Project meets Standard 9.**

> *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The Project does not propose any additions or related new construction on the Project Site. **Standard 10 is not applicable.**

Evaluation: Historic Preservation Design Standards for Old Towne Orange

Standards for Historic Building Features: Roofs

1. *The historic roof shall be preserved and maintained.*

    a. *Changing the slope or orientation of a historic roof is inappropriate.*

    b. *The depth of the eaves is an important character-defining feature of a historic building and should be preserved. Adding fascia, cutting off exposed rafter tails, or boxing in exposed rafters is inappropriate.*

    c. *Other important historic roof details include vents, corbels, dormers, finials, built-in gutters, collectors, downspouts, and chimneys. These elements should be preserved and repaired as necessary.*

The Project would preserve and maintain historic roofs on the Project Site. Buildings A and B, which compose the superstation, feature flat roofs with shallow parapets. The Project does not propose any alterations to the existing slope or orientation of existing roofs and parapets. The roofs and parapets would be repaired in-kind, including decorative metal Streamline Moderne stepped metal cornices. Missing or deteriorated cornice sections would be replaced in-kind. On Building A, new rooftop mechanical equipment, set back from the parapet and concealed from the public right-of-way behind a screen, and a rotating pole sign, would be added. On Building B, new rooftop ventilation would be added that would not be visible from the public right-of-way. **The Project meets this Standard.**

2. *Specialty historic roofing materials shall be preserved.*

    a. *Deteriorated sections of specialty historic roofing materials, such as clay tile, may be replaced with materials that exactly match the historic materials.*

The superstation on Project does not feature specialty historic roofing materials, other than decorative metal Streamline Moderne stepped metal cornices; these would be retained and preserved, with missing or deteriorated sections replaced in-kind. **The Project meets this Standard.**

3. *Replacement roofing materials should be substantially similar in scale, texture, and color to materials used historically.*

The Project does not propose replacement roofing. **This Standard is not applicable.**

4. *New dormers should not be added to elevations that face the street.*

The Project does not propose dormers. **This Standard is not applicable.**

5. *New skylights should not be added to elevations that face the street.*

a. *New skylights must be flush with the roof plane.*

The Project does not propose skylights. **This Standard is not applicable.**

6. *New roof vents should be low profile and coordinated with the color of the roofing material.*

On Building B, new rooftop ventilation would be added. The new ventilation would be low in profile; would not be visible from the public right-of-way; and would be compatible with, and would not result in damage to, the existing standing seam metal roof. **The Project meets this Guideline.**

Standards for Historic Building Features: Windows and Doors

1. *Historic windows and doors shall be preserved and maintained.*

    a. *Do not alter the location, number, size, pattern, or proportion of historic windows and doors on elevations visible from the street.*

    b. *Enclosing a historic opening or adding a new opening on elevations visible from the street is generally inappropriate.*

    c. *Historic grillwork on windows should be retained. New security bars should not be added to windows or doors on street-facing elevations.*

    d. *Simple door and window screens that are compatible with the architectural style of the building are appropriate. Typically, wood frame screens will be most compatible with houses in the historic district. Clear anodized aluminum screens are generally not appropriate.*

    e. *Awnings and shutters should only be used where they are compatible with the architectural style of the building. They should be similar in materials, design, and operation to those used historically and should match the shape of the window on which they are installed.*

The proposed adaptive reuse of the property as a restaurant and bar would require some alterations to fenestration to provide new building access, ventilation, and walk-up counter service. Tempered glazing is also required at Building B.

On Building A, required fenestration alterations would be limited to areas on the west (North Lemon Street) and south (West Chapman Avenue) façades that have already been altered, including the garage bays on the west façade (the southernmost has been infilled) and the wood window on the south façade (which has been boarded). Since the building historically featured a wood window, new wood windows would be installed within the garage bays, along with a door for building access, and the surrounding area would be infilled and finished in cement plaster to match the existing; and wood windows would be installed within the existing window opening on the south façade. Strips would be added on the cement plaster to delineate the original garage bay openings on the west façade.

On Building B, required fenestration alterations would be as follows: all fixed metal window frames on the south (West Chapman Avenue) and west (North Lemon Street) façades would be retained, but their glazing would be removed and new metal windows with tempered glazing would be installed interior to the existing frames; transom windows on the south and west facades would be retained but reglazed, with new tempered glass installed within the existing frames; an existing double door on the south façade would be removed, with the door opening infilled with a metal window with tempered glazing and a metal panel to match the existing panels on the building; two non-original service doors on the west façade would be removed, with the door opening infilled with metal windows with tempered glazing and metal panels to match the existing panels on the building; and a fixed metal window on the north façade would be removed, with the window opening enlarged to accommodate a pedestrian door for building access. No changes are proposed to the hopper windows on the south and west façades. At the east canopy, new glazed metal roll-up doors would replace the non-original metal security doors at the vehicle entrances; and transom windows would be retained but reglazed, with new tempered glass installed within the existing frames.

In summary, the overall appearance and fenestration pattern on Buildings A and B, which compose the superstation on the Project Site, would be minimally altered; and all proposed fenestration alterations on the building are reversable. **The Project meets this Standard.**

2. *Historic windows and doors with signs of damage or deterioration shall be repaired, rather than replaced.*

    a. *Repairs should follow the recommendations of NPS Preservation Brief 9 – The Repair of Historic Wooden Windows and other applicable technical guidance from NPS Technical Preservation Services. See Appendix B for a complete list of Preservation Briefs.*

    b. *If glass in historic windows or doors must be replaced, clear glazing is appropriate. Reflective coatings or dark tints are not appropriate. Limited use of frosted or opaque glass may be appropriate on side or rear elevations, if privacy from adjacent properties is a concern.*

As explained under Standard 1 above, the Project would retain the majority of existing fenestration that characterizes the superstation on the Project Site. On Building A, fenestration has already been altered. Fenestration on Building B is intact, including fixed metal windows, metal transom windows, and metal hopper windows. The window frames on Building B would be retained, appropriately repaired in-kind, and repainted; compatible metal windows with tempered glazing would be installed interior to the frames, as required; new tempered glazing would be installed within the existing frames, as required; and all fenestration alterations would be reversable. **The Project meets this Standard.**

A historic window or door that is beyond repair may be replaced in kind.

    c. *The replacement window or door should match the size, shape, arrangement of panes, materials, method of construction and profile of the historic feature.*

d. *The replacement window or door will likely need to be custom-made to match the historic design and materials.*

As explained above, original fenestration is only intact on Building B. The Project would retain the original metal window frames on this building. The frames are generally in fair to good condition, with some instances of poor conditions observed. The Project does not anticipate that largescale replacement of original metal frames would be required due to condition issues; and seeks to retain and repair original metal window frames in-kind, to the extent possible. During Project implementation, sections of window frames determined to be deteriorated beyond repair would be replaced in-kind with close replicas. **The Project meets this Standard.**

3. *Restoring original windows and doors that have been removed or altered is encouraged.*

    a. *If a window or door has been replaced with non-historic materials, a new window or door that is compatible with the architectural style of the building may be installed in its place. Design of the replacement should be based on historic photographic evidence. If no such evidence exists, the replacement should be based on a combination of physical evidence (indications in the structure itself) and evidence of similar openings on the building and on buildings of the same architectural style. The new window or door should reflect the size, shape, materials, and arrangement of panes of historic features.*

On Building A, original fenestration has been altered on the west façade (the southernmost garage bay has been infilled) and south façade (a wood window has been boarded). Since the building historically featured a wood window, new wood windows would be installed within the existing garage bays, along with a door for building access, and the surrounding area would be infilled and finished in cement plaster to match the existing. Strips would be added on the cement plaster to delineate the original garage bay openings. **The Project meets this Standard.**

Standards for Historic Building Features: Architectural Details and Building Materials

1. *Historic architectural details and building materials shall be preserved.*

    a. *Regularly check historic materials for conditions such as moisture accumulation that can cause deterioration.*

    b. *Do not remove historic materials that are in good condition.*

        i. *All materials weather over time and a scarred or uneven surface does not mean that a particular building element is too deteriorated to be preserved.*

        ii. *Materials that show signs of age are part of the character of historic buildings.*

    c. *Distinctive architectural features and examples of skilled craftsmanship are particularly important to the character of a historic building and should receive*

sensitive treatment. Distinctive features may include decorative elements, such as brackets, exposed rafter tails, and columns, or the pattern of materials used in construction, such as decorative shingles or masonry. Removing or covering these details is inappropriate.

d. Do not alter historic finishes. Unpainted historic masonry, concrete, or wood elements should not be painted. Similarly, wood elements that were painted historically should have a painted finish to protect materials from deterioration.

The Project would retain and preserve the majority of the historic architectural details and materials that characterize the superstation on the Project Site and are in good condition. This includes Building A's cement plaster cladding, decorative Streamline Moderne stepped cornice, and attached metal canopy; and Building B's metal panel perimeter walls and attached metal canopies. All required repairs would be in-kind, and only previously painted features and materials would be repainted. **The Project meets this Standard.**

2. Historic materials shall be repaired in place to the greatest extent feasible.

a. Repairs should maintain as much historic material as possible by patching, splicing and consolidating deteriorated materials.

b. Materials that can be repaired in place should not be removed or replaced.

c. When cleaning or repairing historic materials, use the gentlest means possible.

The Project would retain and perform in-kind repairs to the majority of the historic materials that characterize the superstation on the Project Site, *in situ*. **The Project meets this Standard.**

3. Historic materials that are too deteriorated to be repaired shall be replaced in kind.

a. Replacement is a last resort when historic materials cannot be repaired.

b. Replacement should be limited to only those portions of the historic elements that cannot be repaired. For example, complete replacement of a window is not appropriate if only the sill is deteriorated beyond repair.

c. Replacement elements shall match the historic design, materials, scale, size, proportion, finish, texture, details, profile, reflectivity, and durability.

d. Synthetic replacement materials, such as vinyl siding or synthetic stucco, are not appropriate for use on a historic building.

e. Replacement of a historic material with an alternate material may be considered in limited circumstances.

i. The proposed alternate material will be evaluated using the criteria described in National Park Service Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors.

ii. *The applicant will provide justification for the use of an alternate material including information on the availability and performance of an in-kind replacement material. The applicant will also provide samples and specifications of the proposed alternate material, including information on performance and durability.*

The Project would retain and perform in-kind repairs to the majority of the historic materials that characterize the superstition on the Project Site. Materials deteriorated beyond repair would be replaced in-kind. As explained above, the Project would retain the original metal window frames on Building B. During Project implementation, sections of window frames determined to be deteriorated beyond repair would be replaced in-kind with close replicas. **The Project meets this Standard.**

4. *Removing non-historic features where possible is strongly encouraged.*

    a. *In some cases, these later additions may be obscuring original historic materials that can be recovered.*

237 West Chapman Avenue was historically used as a superstation, an automobile-related property type that combines a filling station with auto services. It has remained in its original use, with no additions and minimal exterior alterations. **This Standard is not applicable.**

5. *If historic features are missing, replacement should be based on historic documentation. If historic photographs or physical evidence, such as remnant marks on the structure, are not available, the design of replacement details should be based on similar elements on buildings of the same architectural style in the neighborhood.*

Missing historic features were not observed on the property. **This Standard is not applicable.**

6. *Adding architectural details or elaborate decorative elements that are not appropriate to the architectural style of the building or are not clearly based on evidence from the building's history should be avoided.*

The Project does not propose architectural details or elaborate decorative elements that are incompatible with the period and utilitarian design of the property. The Project would not incorporate any features that would create a false sense of historical development, or any conjectural features copied from other buildings in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. **The Project meets this Standard.**

7. *Paint colors that are appropriate to the period and style of the building are strongly encouraged.*

Under the Project, previously painted features and materials that characterize the property would be repainted. Paint colors would be appropriate for the period and utilitarian design of the superstation on the Project Site. **The Project meets this Standard.**

Standards for Historic Building Features: Mechanical Systems

1. *Mechanical equipment shall be located in areas not visible from the street.*

    a. *Equipment mounted directly on a historic building should be attached using the least invasive method, without damaging historic features.*

    b. *Roof-mounted equipment is only appropriate on flat roofs with existing parapet walls to fully screen the equipment.*

    c. *Satellite dishes and similar equipment shall be located in areas that are least visible from the street.*

    d. *Ground-mounted or building-mounted equipment shall be appropriately screened from view from the street.*

The proposed adaptive reuse of the superstation on the Project Site as a restaurant and bar requires the installation of rooftop mechanical equipment on Buildings A. The new equipment would be set back from the building's parapet and concealed from the public right-of-way behind a screen. **The Project meets this Standard.**

2. *Solar panels shall be located in areas that are least visible from the street.*

    a. *Rooftops of detached garages or rear-facing roofs of primary buildings are the most appropriate locations for solar panels.*

    b. *On flat roofs with parapet walls, solar panels may be installed on the full extent of the roof, provided that the panels are not visible above the parapet walls.*

    c. *On sloped roofs, solar panels shall be installed on the rear 50 percent of the roof of the primary building.*

    d. *On corner lots, for buildings with sloped roofs, solar panels shall be installed on the interior 25 percent of the roof of the primary building.*

    e. *If the permitted locations for solar panels in Standard 2c or 2d cause the installation to be visible from the street, staff may require the proposed system to be modified to reduce its visibility. The modification shall not significantly increase the cost of the system or significantly decrease its efficiency, as defined by California Civil Code Section 714.*

    f. *Solar panels shall be parallel to the roof plane, shall not extend more than 10 inches above the roof surface, and shall not overhang or alter existing rooflines.*

    g. *Solar panels shall be attached to roofs using the least invasive method possible, without damaging historic features.*

    h. *Solar panels shall be neatly arranged in a rectangular format with no gaps between the panels.*

The Project does not propose solar panels. **This Standard is not applicable.**

Standards for Historic Commercial Buildings: Setting and Building Features

1. *Historic Sidewalks features, including street lights, should be preserved.*

    a. *Historic sidewalks may include unique score patterns, textures or materials that shall be preserved.*

The Project does not propose any changes to sidewalks. **This Standard in not applicable.**

2. *Primary building entrances should be oriented towards the street.*

    a. *Relocating the primary entrance to the rear of a building to face an alley or parking lot is inappropriate.*

Building A, which was designed to provide auto services, does not feature a clearly defined primary entrance for pedestrian use. In contrast, Building B has a primary pedestrian entrance on its south façade, fronting West Chapman Avenue, that consists of a double door. In order to accommodate walk-up counter service, as required by the property's proposed use under the Project, the double door would be removed; the existing door opening would be infilled with a new metal window with tempered glazing and a metal panel to match the existing on the building. The Project would thus eliminate this primary, street-facing entrance. However, the existing double door would be stored on-site for potential future reinstallation; and following Project completion, Building B would continue to maintain its pedestrian orientation along West Chapman Avenue by providing walk-up counter service through the south façade; and proposed alterations to the original primary entrance would be reversable. **The Project meets this Standard.**

3. *Outdoor dining is encouraged in front of buildings in the Plaza and Downtown Core.*

    a. *Outdoor dining in the public right of way in the Downtown Core requires issuance of an Outdoor Dining Permit. Consult OMC Chapter 12.18 for the requirements of the Outdoor Dining Permit.*

    b. *Fences or other barriers in the sidewalk around the outdoor dining area are prohibited on Chapman Avenue or Glassell Street. Removable fences or other barriers may be considered in the dining zones in the quadrants around the Plaza.*

The Project would provide seating for outdoor dining in the existing parking lot on the Project Site. No outdoor dining in the public right-of-way is proposed. **The Project meets this Standard.**

4. *When commercial uses occupy historic residential buildings, the front yard landscaping should be retained.*

    a. *Parking in the front yard is prohibited.*

    b. *Pedestrian-oriented uses, such as outdoor dining, may be considered in the front*

yard area, provided that the use can be accommodated with limited additions of paving or non-porous surfaces.

There are no residential buildings on the Project Site. **This Standard is not applicable.**

5. *Exterior light fixtures shall be compatible with the architectural style of the building.*

    a. *Animated or flashing lights are prohibited.*

    b. *Colored lights are prohibited, except for exposed neon used in signage.*

    c. *Lighting should typically have a warm color temperature.*

    d. *Light sources on building and site lighting should be shielded to prevent glare and light spill onto neighboring properties.*

In-ground lighting is proposed at the existing parking lot on the Project Site to illuminate the historic buildings and new landscape elements. The Project does not include animated, flashing, and colored lights, or light sources that would have the potential to cause glare or light spill onto neighboring properties. **The Project meets this Standard.**

6. *Trash enclosures and utility and service cabinets shall be integrated into the design of the building and site and shall be located at secondary elevations to the greatest extent feasible.*

Under the Project, low walls would be added to accommodate a trash area at the rear (northwest corner) of the parcel, fronting North Lemon Street. **The Project meets this Standard.**

7. *The height of a new building or an addition to an existing building shall not exceed two stories, 30 feet or the height of adjacent buildings, whichever is the lesser height.*

    a. *In the Plaza Historic District and Downtown Core, a new story added on top of an existing building may be appropriate under limited circumstances. An upper floor addition shall not cover the entire footprint of the existing building and should be set back from the street-facing elevations of the building.*

    b. *Additions to existing buildings to provide elevator access to upper floors may exceed the height of adjacent buildings.*

The Project does not propose any additions or related new construction on the Project Site. **This Standard is not applicable.**

8. *In the Plaza Historic District, new construction with exposed sloped roofs is prohibited.*

The Project Site is not located in the Plaza Historic District. **This Standard is not applicable.**

9. *In the Plaza Historic District, a consistent building street wall with zero setbacks shall be maintained by all new construction.*

a. *Recessed entrances, consistent with the pattern of historic storefronts in the Plaza, shall be used.*

The Project Site is not located in the Plaza Historic District. **This Standard is not applicable.**

10. *In the Downtown Core and Spoke Streets, new construction shall be compatible with the prevailing pattern of setbacks of surrounding properties on the same street.*

The Project does not propose any additions or related new construction that would change the prevailing pattern of setbacks of surrounding properties on West Chapman Avenue or North Lemon Street. **This Standard is not applicable.**

11. *For new construction, a 15 foot landscape area is required between all parking areas and any public right of way.*

The Project does not propose any additions or related new construction. **This Standard is not applicable.**

12. *For existing construction, landscape areas should be provided between all parking areas and any public right of way to the greatest extent feasible.*

The Project does not propose on-site parking. **This Standard is not applicable.**

Standards for Historic Commercial Buildings: Storefronts

1. *Historic commercial storefronts and their component elements, such as display windows, bulkheads, transoms, prism glass, doors, pillars, and pilasters, shall be preserved.*

    a. *Do not alter the location, number, size, pattern or proportion of historic openings, particularly on primary elevations.*

    b. *Interior spaces should be designed so that new partitions do not impact the appearance of the historic storefront.*

The superstation on the Project Site does not feature storefronts. **This Standard is not applicable.**

2. *Transparent, clear glazing is appropriate for ground floor storefronts. Reflective coatings or dark tints on storefront glazing are prohibited.*

The superstation on the Project Site does not feature storefronts. **This Standard is not applicable.**

3. *New replacements of non-historic storefronts should be based on evidence of the historic appearance of the building or the pattern and features of surrounding historic storefronts.*

    a. *Recessed entrances at new storefronts shall be used in the Plaza Historic District and are encouraged in other locations.*

b. *New storefronts in the Plaza and Downtown Core should maintain the existing pattern of glass at the building wall along the sidewalk. Removing storefront glazing to create recessed outdoor areas at the front of commercial buildings is generally discouraged and will only be appropriate if the building is a non-contributor to the Historic District or if the building has a documented history of a recessed storefront in that location.*

4. *Security bars or roll-down gates are prohibited.*

The Historic Preservation Design Standards were prepared for residential and commercial property types most commonly found in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. The superstation on the Project Site is a rare example of an automobile-related property in these historic districts. The north and south vehicular entrances of Building B's east canopy are fitted with metal retracting security doors, which are typical of automobile-related properties but otherwise uncommon in the districts as a whole; under the Project, they would be replaced with glazed metal roll-up doors to create an indoor/outdoor seating area. The new roll-up doors would be removable. **The Project meets the intent of this Standard.**

5. *Awnings should be similar in materials, design, and operation to those used historically.*

    a. *An awning should typically fit within each of the building's structural bays, exactly over the display windows.*

    b. *Internally illuminated awnings or vinyl awnings are prohibited.*

The Project does not propose awnings. **This Standard is not applicable.**

6. *Reconstructing historic storefronts that have been removed or altered is encouraged.*

    a. *If a historic opening has been replaced with non-historic materials, a new one that is compatible with the architectural style of the building may be installed in its place. Design of the replacement should be based on available photographic evidence. If no such evidence exists, the replacement should be based on a combination of physical evidence (indications in the structure of the building) and evidence of similar elements on buildings of the same architectural style in the historic district. The new opening should reflect the size, shape, design and materials of similar openings.*

The superstation on the Project Site does not feature storefronts. **This Standard is not applicable.**

Standards for Historic Commercial Buildings: Signage

1. *Historic signs, including painted wall signs, shall be preserved and shall not be painted over, covered, defaced or removed.*

a. *The City maintains a list of historic painted signs in the Plaza. Consult the Historic Preservation Planner prior to starting any work on a painted sign on a historic building.*

There is a non-original pole sign on the Project Site, fronting West Chapman Avenue, that dates from between 1957 and 1974. The pole sign has a metal sign box with applied vinyl lettering reading "Hoffman Radiator Service." The pole sign was installed after the period of significance the Old Towne Orange Historic District and Old Towne Orange Local Historic District (1888-1940); however, it would be retained and restored under the Project due to its association with the superstation's original automobile-related use. For branding purposes, the existing vinyl lettering on the sign box would be replaced with new vinyl lettering. **The Project meets this Standard.**

2. *New signs should be made of traditional materials such as wood or metal used in a traditional way.*

    a. *Plastic signs are not permitted.*

    b. *Painted signs may be allowed on existing painted surfaces. Painted signs are prohibited on unpainted masonry surfaces.*

    c. *If an alternate sign material is proposed, it shall be compatible with the design, texture, reflectivity, durability and color of a traditional sign material.*

As part of the property's proposed restaurant and bar use, and renaming as The Win-Dow, new branding signage is required.

On Building A, cabinet signs would be added above the new walk-up service windows on the west and south façade. On Building B, applied letter signage would be added on the south, west, and east façades. **The proposed cabinet signage and applied letter signage meet this Standard.**

A metal illuminated rotating pole sign with vinyl lettering is proposed on Building A's roof. The pole sign would be made of traditional materials used in a traditional way. However, as elaborated below, the pole sign's proposed rooftop location and scale relative to the building are incompatible with the property. **Therefore, the proposed rotating pole meets this Standard; but does not conform with the overall intent of the Historic Preservation Design Standards, as elaborated below.**

3. *Signs should be designed and placed to be consistent with the size and style of the building.*

    a. *New signs should not conceal or diminish architectural features of the building.*

    b. *Avoid oversized signs. The proportions of the building should guide sign size.*

c. *Traditional sign locations include belt courses above storefronts, on transom panels, on wall surfaces above second floor windows, projecting from the face of the building, or on awning valences.*

The placement and design of the proposed cabinet signs on Building A and applied letter signage on Building B would be compatible with the size and utilitarian design of the superstation on the Project Site; would be limited to traditional sign locations on façades; and would not conceal or materially impair features that characterize the property. **The proposed cabinet signage and applied letter signage meet this Standard.**

The proposed rotating pole sign on Building A's roof would not conceal or diminish architectural features that characterize the building. However, the proposed rooftop location is inappropriate, as Building A did not historically feature rooftop signage; and the scale of the pole sign, as proposed, is visually dominating and disproportionate to the building. **Therefore, the proposed rotating pole partially meets this Standard; but does not conform with the overall intent of the Historic Preservation Design Standards.**

4. *Sign installation shall not damage historic materials.*

    a. *Mounting brackets and hardware shall be anchored into mortar joints only, not into the face of masonry units.*

    b. *All attachments penetrating historic materials shall use materials that prevent rust and deterioration.*

The proposed signage on Buildings A and B would be installed in a manner that minimizes damage to historic cladding materials, including Building A's cement plaster cladding and Building B's metal panel exterior walls; and would not result in deterioration of these materials. **The proposed cabinet signage and applied letter signage meet this Standard.**

The proposed rotating pole sign on Building A's roof would be attached in a manner that minimizes damage to the roof; and would not result in the deterioration of roofing materials. **The proposed rotating pole meets this Standard; but does not conform with the overall intent of the Historic Preservation Design Standards, as explained above.**

5. *Signs shall be externally illuminated.*

    a. *Internally illuminated signs are not permitted, with the exception of halo-lit channel letters.*

    b. *Neon is encouraged for blade or wall signs.*

    c. *External illumination may be from concealed sources or from compatible metal fixtures.*

The proposed signage on Buildings A and B would be externally illuminated. **The proposed cabinet signage and applied letter signage meet this Standard.**

The proposed rotating pole sign on Building A's roof would be internally illuminated. **The proposed rotating pole does not meet this Standard; and does not conform with the overall intent of the Historic Preservation Design Standards, as explained above.**

6. *One wall sign is permitted per tenant on each building elevation.*

    a. *A wall sign is limited to a maximum of one square foot for each lineal foot of the tenant's street frontage.*

    b. *Maximum total sign length is 20 feet.*

    c. *Letter height shall be no more than 24 inches tall.*

    d. *Multiple lines of text are permitted, provided the sign area requirements are met.*

Multiple tenants would not occupy the property. **This Standard is not applicable.**

7. *One blade sign is permitted per tenant, in lieu of a wall sign.*

    a. *A blade sign is limited to 15 square feet in area for each face.*

    b. *The sign shall have at least 8 feet of vertical clearance between grade and the lowest point of the sign.*

    c. *A sign may project over the public right of way, provided that the sign meets the requirements of Orange Municipal Code 17.12.040.D.12.*

A blade sign is not proposed. **This Standard is not applicable.**

8. *One hanging sign, oriented toward pedestrians, is permitted per tenant, in addition to the permitted wall or blade sign.*

    a. *A hanging sign is limited to 8 square feet in area for each face.*

    b. *A sign may project over the public right of way, provided that the sign meets the requirements of Orange Municipal Code 17.12.040.D.12.*

A hanging or blade sign is not proposed. **This Standard is not applicable.**

9. *Reversible painted or adhesive or vinyl signs are appropriate for use on window and door glazing.*

    a. *Window sign area counts as part of the total allowable area for wall signs.*

    b. *A window sign with a solid background is limited to no more than 10 percent of the glazing area.*

c. *A window sign with lettering only is limited to no more than 20 percent of the glazing area.*

Painted, adhesive, or vinyl signs for window and door glazing are not proposed. **This Standard is not applicable.**

10. *Signage printed on an awning valence is appropriate.*

    a. *Awning signage counts as part of the total allowable area for wall signs.*

    b. *Signage on the upper face of the awning is not permitted.*

    c. *Signage on the awning valence should be no more than 50 percent of the valence area.*

The Project does not propose awnings. **This Standard is not applicable.**

11. *Freestanding signs are prohibited in the Plaza or in the Downtown Core for properties fronting Glassell Street or Chapman Avenue.*

The Project does not propose freestanding signs. **This Standard is not applicable.**

12. *One freestanding monument sign is permitted for properties outside of the Plaza or Downtown Core, in lieu of a wall or blade sign.*

    a. *A freestanding sign is limited to 12 square feet in area for each face, excluding the base structure.*

    b. *A freestanding sign is limited to 42 inches in height.*

The Project does not propose a monument sign. **This Standard is not applicable.**

13. *Signs for commercial uses in formerly residential buildings should not obstruct architectural features and should be compatible with the scale and appearance of the building. In these cases, freestanding monument signs are preferred.*

There are no residential buildings on the Project Site. **This Standard is not applicable.**

Evaluation: Santa Fe Depot Specific Plan

The Project Site is improved with a superstation, a commercial property type. Projects involving non-commercial buildings in the Santa Fe Depot Specific Plan should consider the following criteria from the Design Guidelines for Historic Buildings.

1. *Maintaining the general alignment of the building fronts along either the sidewalk or set back on the lot.*

The Project does not propose any changes to the general alignment of building fronts, along either the sidewalk or set back on the Project Site or in surrounding properties on West Chapman Avenue or North Lemon Street. **The Project meets this Guideline.**

2. *The retention of original roof forms.*

The Project would preserve and maintain historic roofs on the Project Site. Buildings A and B, which compose the superstation, feature flat roofs with shallow parapets. The Project does not propose any alterations to the existing slope or orientation of existing roofs and parapets. **The Project meets this Guideline.**

3. *The maintenance of the size, shape and materials and locations of original windows. Repairing windows is preferable to replacement.*

The proposed adaptive reuse of the property as a restaurant and bar would require some alterations to original windows and window openings to provide new building access, ventilation, and walk-up counter service. Tempered glazing is also required at Building B.

On Building A, the wood window on the south façade has been boarded. Since the building historically featured a wood window, new wood windows would be installed within the existing window opening.

On Building B, required window alterations would be as follows: all fixed metal window frames on the south (West Chapman Avenue) and west (North Lemon Street) façades would be retained, but their glazing would be removed and new metal windows with tempered glazing would be installed interior to the existing frames; transom windows on the south and west facades would be retained but reglazed, with new tempered glass installed within the existing frames; and a fixed metal window on the north façade would be removed, with the window opening enlarged to accommodate a pedestrian door for building access. No changes are proposed to the hopper windows on the south and west façades. On the north façade, a fixed metal window would be removed, with the window opening enlarged to accommodate a pedestrian door for building access.

Despite these alterations, following Project implementation, the overall appearance and fenestration pattern on Buildings A and B, which compose the superstation on the Project Site, would be minimally altered; and all proposed fenestration alterations on the building are reversable. **The Project meets this Guideline.**

4. *The replacement of deteriorated windows only where necessary, and replacement with windows which match the original window in type, proportion, materials and arrangement. If feasible, the original casing and frame should be preserved.*

Original windows are only intact on Building B. The Project would retain the original metal window frames on this building. The frames are generally in fair to good condition, with some instances of poor conditions observed. The Project does not anticipate that largescale replacement of original metal frames would be required due to condition issues; and seeks to retain and repair original metal window frames in-kind, to the extent possible. During Project

implementation, sections of window frames determined to be deteriorated beyond repair would be replaced in-kind with close replicas. **The Project meets this Guideline.**

5. *The retention and repair of original openings and doors. Altering or enclosing the configuration of an historic door opening is discouraged.*

The proposed adaptive reuse of the property as a restaurant and bar would require some alterations to original doors and door openings to provide new building access, ventilation, and walk-up counter service. Tempered glazing is also required at Building B.

On Building A, the garage bays on the west façade have been altered, with the southernmost bay infilled. Since the building historically featured a wood window, new wood windows would be installed within the garage bays, along with a door for building access, and the surrounding area would be infilled and finished in cement plaster to match the existing. Strips would be added on the cement plaster to delineate the original garage bay openings. A door on the west façade, where the canopy abuts the building, would be removed to accommodate new restrooms below the canopy.

On Building B, an existing double door on the south façade would be removed, with the door opening infilled with a metal window with tempered glazing and a metal panel to match the existing panels on the building; and two non-original service doors on the west façade would be removed, with the door opening infilled with metal windows with tempered glazing and metal panels to match the existing panels on the building.

Despite these alterations, following Project implementation, the overall appearance and fenestration pattern on Buildings A and B, which compose the superstation on the Project Site, would be minimally altered; and all proposed fenestration alterations on the building are reversable. **The Project meets this Guideline.**

6. *The replacement of doors only where necessary, and replacement with a door style which is similar to the original and the preservation the original frame.*

On Building B, non-original metal security doors at the vehicle entrances on the east canopy would be replaced with new glazed metal roll-up doors would replace the non-original metal security that are compatible the utilitarian design of the superstation on the Project Site. **The Project meets this Guideline.**

7. *Repairing historic materials by patching, piecing-in, splicing, consolidating or otherwise reinforcing, rather than replacement.*

The Project would retain and repair in-kind the majority of historic materials on Buildings A and B. This includes Building A's cement plaster cladding and metal canopy and Building B's metal panel exterior walls, metal window frames, and metal canopies. During Project implementation, historic materials determined to be deteriorated beyond repair would be replaced in-kind. **The Project meets this Guideline.**

8. *The preservation of decorative architectural features and restoration of missing features when historic evidence is available.*

The superstation on the Project site features a utilitarian design ornamentation limited to decorative Streamline Moderne stepped cornice; these would be retained, repaired in-kind, and repainted. Missing historic features were not observed on the property. **The Project meets this Guideline.**

9. *The removal of inappropriate siding which covers original materials.*

Inappropriate siding has not been applied over original materials on the superstation on the Project Site. **This Guideline is not applicable.**

Impacts to National Register and Local Old Towne Orange Historic Districts

The Project proposes alterations and new construction on the Project Site. Historical resources, including contributing properties in a historic district, that immediately border a project are more likely to be adversely impacted by way of construction activities or alterations to the immediate setting of the resources. Historical resources physically separated from a project by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation. Therefore, as noted in Section 3.0, Methodology, this Report defines a Potential Impact Area to evaluate potential impacts to the Old Towne Orange Historic District and Old Towne Orange Local Historic District resulting from the Project. The Potential Impact Area is limited to two historic district contributors that immediately border the Project Site: 223 West Chapman Avenue and 121 North Lemon Street. Impacts to these properties resulting from the Project are evaluated below.

223 WEST CHAPMAN AVENUE

223 West Chapman Avenue, a one-story commercial building built in 1926, is a contributing property in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. Although the Project Site borders 223 West Chapman Avenue, the Project would be physically separated from this property: and the Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of the commercial building. As such, the Project would not have the potential to adversely impact the commercial building by way of alterations or construction activities. By altering the superstation and introducing new construction on the Project Site, the Project would change the wider setting of 223 West Chapman Avenue. However, in order for a change in the setting to result in a significant impact to 223 West Chapman Avenue, and by extension the historic districts it contributes to, it must be shown that the Project would materially impair the property such that it would no longer be able to convey the significance of districts. The Project, as proposed, would only minimally alter the property's setting; and would not materially impair the property. Therefore, Project would not result in an impact to 223 West Chapman Avenue.

121 NORTH LEMON STREET

121 North Lemon Street is improved with two buildings: a one-story commercial building built in 1940; and a one-story single-family residence built in c. 1935. The commercial building is a contributing property in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. The residence is pending review for inclusion as a contributor to both districts. Although the Project Site borders 121 North lemon Street, the Project would be physically separated from this property: and the Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of the commercial building and residence. As such, the Project would not have the potential to adversely impact the commercial building by way of alterations or construction activities. By altering the superstation and introducing new construction on the Project Site, the Project would change the wider setting of 223 West Chapman Avenue. However, in order for a change in the setting to result in a significant impact to 121 North lemon Street, and by extension the historic districts it contributes to, it must be shown that the Project would materially impair the property such that it would no longer be able to convey the significance of districts. The Project, as proposed, would only minimally alter the property's setting; and would not materially impair the property. Moreover, in 2022, the commercial building suffered extensive fire damage, including the loss of most of its exterior character-defining features. As such, the property does not retain its historical appearance that was intact when the property was previously evaluated in 2005. As a result, the likelihood of the Project to impact the historic integrity of 121 North Lemon Street has further been diminished. Therefore, Project would not result in an impact to 121 North Lemon Street.

SUMMARY OF PROJECT IMPACTS

Although the Project proposes alterations and new construction adjacent to two contributing properties in the Old Towne Orange Historic District and Old Towne Orange Local Historic District, it would not substantially change the historic districts' wider setting. In order for a change in the setting to result in a significant impact to a historic district, it must be shown that the historic district would be materially impaired and would no longer be able to convey their historic significance as a result of the Project. The Project would not materially impair the historic districts such that they could no longer convey their significance. Moreover, both contributing properties that immediately border the Project Site would retain those physical characteristics that contribute to the historic districts' significance. In summary, the Project would not result in impacts to the Old Towne Orange Historic District and Old Towne Orange Local Historic District.

8.0 CONCLUSION

The Project Site at 237 West Chapman Avenue, improved with a superstation built in 1924, is a contributing property in the Old Towne Orange Historic District and Old Towne Orange Local Historic District. The Project proposes to rehabilitate and adaptively reuse the superstation on as a restaurant and bar. This analysis in this Report has demonstrated that the Project conforms with the Secretary of the Interior's Standards for Rehabilitation; conforms with the City's Historic Preservation Design Standards, excepting the proposed signage that only partially conforms; and conforms with the City's Design Guidelines for Historic Buildings for properties in the Santa Fe Depot Specific Plan area.

SUMMARY OF PROJECT IMPACTS

The analysis in this Report has demonstrated the following:

1. The Project would not result in a significant adverse impact to the superstation on the Project Site; and following Project implementation, the superstation would retain sufficient integrity to remain a contributing property within the Old Towne Orange Historic District and the Old Towne Orange Local Historic District.

2. The Project would not result in a significant adverse impact to 223 West Chapman Avenue and 121 North Lemon Street, which immediately border the Project Site and contribute to the Old Towne Orange Historic District and the Old Towne Orange Local Historic District.

3. The Project, by extension, would not materially alter in an adverse manner those physical characteristics that convey the significance of the Old Towne Orange Historic District and the Old Towne Orange Local Historic District, and therefore, would not result in a significant adverse impact to the historic districts.

9.0 REFERENCES

Brigandi, Phil. *A Brief History of Orange, Orange County Historical Society*, 2011. Accessed June 20, 2024, https://www.orangecountyhistory.org/wp/?page_id=197.

City of Orange. *General Plan*. Adopted March 2020.

City of Orange. *Historic Preservation Design Standards*. Adopted by Orange City Council December 12, 2018.

Curtis, John Obed. *Moving Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1979.

State of California, Department of Parks and Recreation. "California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison." Sacramento, CA: Office of Historic Preservation, 2011.

U.S. Department of the Interior. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, 1997.

U.S. Department of the Interior. *National Register Bulletin 16: How to Complete the National Register Registration Form*. Washington, D.C.: National Park Service, 1997.

United States Department of the Interior, National Park Service. "National Register of Historic Places Registration Form, Old Towne Orange Historic District," May 19, 1997.

Weeks, Kay D., and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: United States Department of the Interior, National Park Service, 2017.

APPENDIX A

RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105 - 3816

Tel 626-793-2400
historicresourcesgroup.com



JOHN LOCASCIO, AIA

Principal Architect

Professional License

California Architect C24223

Education

Master's Degree, Historic Preservation, University of Southern California

Bachelor of Architecture, University of Southern California

Honors and Awards

National Trust for Historic Preservation, Richard H. Driehaus Foundation National Preservation Award

Los Angeles Conservancy Preservation Award

California Preservation Foundation Preservation Design Award

City of Pasadena Historic Preservation Award

AIA Institute Honor Award

Experience Profile

Years of Experience: 31

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area, and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

Selected Projects

28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
Angelus Funeral Home Historic Tax Credit Project, Los Angeles
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Chapman University VPO Packing House Rehabilitation, Orange
Climate Pledge Arena Historic Tax Credit Project, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Los Angeles International Airport Preservation Plan and HSRs
Mayfair Hotel Historic Tax Credit Project, Los Angeles
Venice High School Comprehensive Modernization, Los Angeles

Professional Affiliations

American Institute of Architects

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105 - 3816

Tel 626-793-2400
historicresourcesgroup.com



ADAM RAJPER

Senior Historic Preservation Specialist

Experience Profile
Years of Experience: 9

Adam has worked in historic preservation in the non-profit, private, and public sectors. He joined HRG in 2022; his areas of focus include preparing documentation in support of CEQA, NEPA and Section 106 environmental review, and historic resources assessments.

Adam has utilized his architecture and conservation skills to prepare Historic Structures reports, provide building envelope consultations, develop treatment plans, conduct easement property inspections, and review projects proposing exterior maintenance and alterations. In general, Adam has worked on a variety of projects, including state and federal historic tax credit applications, local preservation incentives, National Register nominations, Historic Structure Reports, Historic American Building Survey (HABS) documentation reports, historic resource surveys, historic context statements, and historic rehabilitations.

Prior to joining HRG, Adam was a senior architectural historian for consulting firms in California and Texas, most recently MacRostie Historic Advisors in Houston. He also served as Preservation Director for Pasadena Heritage and Historic Preservation Specialist for the City of San Antonio Office of Historic Preservation.

Adam Rajper meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in History, Architectural History and Historic Architecture.

Education
Master of Historic Preservation, Columbia University
Bachelor of Architecture, California State Polytechnic University, Pomona

Professional Affiliations
Association for Preservation Technology
Columbia University Preservation Alumni
Pasadena Heritage
The 1947 Partition Archive
Society of Architectural Historians

Selected Projects
Aurora Apartment Hotel National Register Nomination
American National Insurance Company National Register Nomination
Friedrich Refrigeration Company Official Texas Historical Marker
Mills Act Historic Property Contract Program Inspections
RMS Queen Mary Historic Structures Report
Rancho Los Amigos Historic Survey

APPENDIX B

PROJECT INFORMATION

THE
WIN-DOW

AMERICAN GONZO - THE WIN-DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

REVIEW PACKAGE 07-03-2025
PLANNING REVIEW PACKAGE X-X-2025

Architecture.
Design.
Relationships.

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

Primary #: 30-159845
HRI #: 039211, 111526
Trinomial: ORA
NRHP Status Code: 1D
Other Listings:
Review Code: Reviewer: Date:

Page 1 of 3 *Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

P1. Other Identifier: See B13 Remarks

*P2. Location: Not for Publication Unrestricted
*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)
*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 237 - W CHAPMAN AVE , # City: Orange Zip: 92866
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)
Materials: Frame - Metal siding
This structure consists of two projecting bays, each supported by columns. The roof of each of these bays is in the curvalinear style with banding typical of Moderne structures.

*P3b. Resource Attributes: (List attributes and codes) (HP6)--Commercial building
*P4. Resources Present: Building Structure Object Site Element of District District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 2005

*P6. Date Constructed/ Age and Source:
1925
Historic Prehistoric Both

*P7. Owner and Address:

*P8: Recorded by: (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded: May, 2005

*P10. Survey Type: (Describe) Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005), Chattel Architecture (2005) Historic Resources Survey. ARGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

*Attachments: NONE Location Map Continuation Sheet(s) Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List:)

DPR 523A (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #: 30-159845
HRI #: 039211, 111526
*NRHP Status Code: 1D

Page 2 of 3 *Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

B1. Historic Name: Super Service Station
B2. Common Name:
B3. Original Use: COM B4. Present Use: COM
*B5. Architectural Style: Art Moderne
*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1925 Historic Prehistoric Both

*B7. Moved? No Yes Unknown Date: Original Location:
*B8. Related Features:
*B9. Architect or Builder: Unknown
*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Gas station
Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) Applicable Criteria: AC
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)
Structural Integrity: Good Condition - No apparent change to original structure.
Site Integrity:
Opportunities:

What is currently an auto repair shop was originally a small gas station and, in fact, one of the first in Orange. This originally served several businesses, including the Super Service Station and California Tire Credit Service.

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
Orange Daily News.

B13. Remarks: (Continues on Pg.3.)
Status change since 1991 Survey: None.
Previously known in 1997 listing as: 235-237 W. Chapman.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel
*Date of Evaluation: September, 2005

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #: 30-159845
HRI #: 039211, 111526
Trinomial: ORA

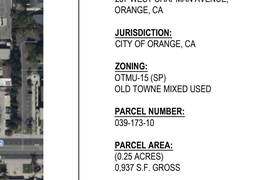
Page 3 of 3 *Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005
Continuation Update

Years Surveyed: 1982, 1991, 2005
Listed in National Register: 1997
General Plan: OTMIX-15 # of Buildings: 1
Planning Zone: SP # of Stories: 1
Lot Acre: 0.2544 # of Units: 1
Principal Building Sqft: 1100

Description of Photo: 1991



B6. Construction History (Continued from Pg.2):

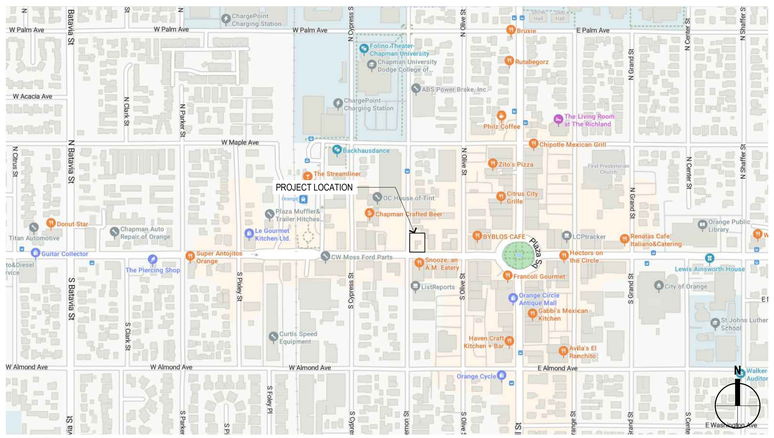
B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

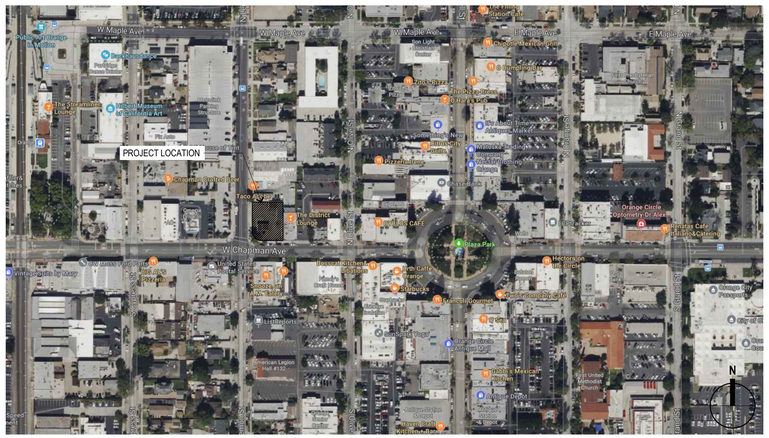
DPR 523L (11/98) *Required Information

SHEET NUMBER	SHEET TITLE				△	△	△
ARCHITECTURAL							
00	SHEET INDEX & PROJECT INFORMATION						
01.1	PROJECT NOTES & CITY OF ORANGE NOTES						
01.2	FIRE MASTER PLAN						
01.3	LIFE SAFETY PLAN						
01	EXISTING SITE PLAN						
02	PROPOSED SITE PLAN						
03	EXISTING & PROPOSED FLOOR PLAN BLDG 'A'						
04	EXISTING & PROPOSED FLOOR PLAN BLDG 'B'						
05	PROPOSED REFLECTED CEILING PLANS						
06	PROPOSED ROOF PLANS						
07	PROPOSED & EXISTING SOUTH & WEST-BLDG 'A' ELEVATIONS						
08	PROPOSED & EXISTING NORTH & EAST- BLDG 'B'-ELEVATIONS						
09	PROPOSED & EXISTING SOUTH & WEST- BLDG 'B'-ELEVATIONS						
10	PROPOSED FINISH FLOOR PLAN						
11	BUILDING 'A' SECTIONS						
12	PROPOSED LANDSCAPE PLAN						
13	PROPOSED HEATER & UMBRELLA PLAN						
14	PROPOSED EXTERIOR LIGHTING PLAN						
15	DETAILS						
16	RENDERINGS-EXTERIOR						
17	EXISTING EXTERIOR PHOTOS						
18	EXISTING INTERIOR PHOTOS						
19	COLOR & MATERIAL						
20	SITE PHOTOMETRICS						
CIVIL							
1	TITLE SHEET						
2	PRELIMINARY GRADING PLAN						
3	PRELIMINARY UTILITY PLAN						

CITY OF ORANGE DOCUMENTS



AERIAL MAP



AERIAL MAP

PROJECT DATA

PROJECT:

ADDRESS:
237 WEST CHAPMAN AVENUE,
ORANGE, CA

JURISDICTION:
CITY OF ORANGE, CA

ZONING:
OTMU-15 (SP)
OLD TOWNE MIXED USED

PARCEL NUMBER:
039-173-10

PARCEL AREA:
(0.25 ACRES)
0,937 S.F. GROSS

BUILDING DATA:
BUILDING 1 (E): 682 S.F.
BUILDING 2 (E): 1,052 S.F.

LEGAL DESCRIPTION:

LOT 20 AND THE WEST 26 FEET OF LOT 19, IN BLOCK D, MAP OF TOWN OF ORANGE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 630 AND 631, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES, CALIFORNIA

PROJECT DIRECTORY

OWNER
WIN ORANGE LLC
1901 Lincoln Blvd.
Venice, CA 90291
Contact: Jeffrey Goodman
PH: (310) 773-5069
EM: jeff@agfcorp.com

ARCHITECT
AO ARCHITECTS
144 N. Orange Street
Orange, CA 92866
Contact: Jeff Rabbitt
PH: (714) 639-9860
EM: jeff@aoarchitects.com

STRUCTURAL ENGINEER
MRP PLANNING
30 Centennial Way #C
Tustin, CA 92780
Contact: Mike Paar
PH: (714) 923-8946
EM: mike@mrpplanningco.com

MECH., ELEC. & PLUMB. ENGINEER
CRO Engineering Group, Inc.
18652 Florida Street, Suite 100
Huntington Beach, CA 92648
Contact: Conrad Orr Jr.
PH: (714) 847-7100
EM: corr@croeg.com

OWNER'S REPRESENTATIVE
Magnie & Associates, Inc.
9931 Amanita Ave.
Contact: Karl Kreutziger
PH: (949) 444-3531
EM: kkreutziger@cwdriver.com

CIVIL ENGINEER
NA Civil, Inc.
22672 Lambert Street, Suite 606
Lake Forest, CA 92630
Contact: George Ayoub
PH: (949) 753-0600
EM: george.ayoub@nacivil.com

HISTORICAL ARCHITECT
Historic Resources Group
556 S. Fair Oaks Ave. #101-514
Pasadena, CA 91105
Contact: Adam Rajger
PH: (626) 793-2400
EM: adam@historicresourcesgroup.com

DESIGNER
Klein Agency
2807 Sunset Blvd., Unit 240
Los Angeles, CA 90026
Contact: Masa Kleinhample
PH: (213) 880-8969
EM: masa@klein.agency

1. SECURITY AND DESIGN MEASURES THAT EMPLOY DEFENSIBLE SPACE CONCEPTS SHALL BE UTILIZED IN DEVELOPMENT AND CONSTRUCTION PLANS. THESE MEASURES INCORPORATE THE CONCEPTS OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED), WHICH INVOLVES CONSIDERATIONS SUCH AS PLACEMENT AND ORIENTATION OF STRUCTURES, ACCESS AND VISIBILITY OF COMMON AREAS, PLACEMENT OF DOORS, WINDOWS, ADDRESSING, AND LANDSCAPING. CPTED PROMOTES PUBLIC SAFETY, PHYSICAL SECURITY AND ALLOWS CITIZENS THE ABILITY TO MONITOR ACTIVITY. IT IS BASED ON FIVE CONCEPTS TO PROVIDE NON-INVASIVE AND PERMANENT MEASURES TO PREVENT AND REDUCE CRIME: TERRITORIALITY, NATURAL SURVEILLANCE, ACCESS CONTROL, ACTIVITY SUPPORT, AND MAINTENANCE. THE PROJECT SHALL ALSO COMPLY WITH THE REQUIREMENTS CONTAINED IN THE CITY OF ORANGE MUNICIPAL CODE CHAPTER 15.52, BUILDING SECURITY CONSTRUCTION STANDARDS REFERENCE ORDINANCE #6-22.
2. BEGINNING ON JANUARY 1, 2026, EACH CALIFORNIA CITY IS REQUIRED BY STATE LAW TO ENFORCE THE 2025 EDITION OF CALIFORNIA BUILDING STANDARDS CODES (A.K.A., TITLE 24 OF THE CALIFORNIA CODES OF REGULATIONS). ALL PROJECTS SUBMITTED BEFORE OR ON DECEMBER 22, 2025, ARE PERMITTED TO COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE.

-PROVIDE "GREEN CODE CHECKLIST". AND THE GREEN MEASURES ASSOCIATED WITH THE PROJECT SHALL BE CLEARLY SPECIFIED AS TO WHAT SHEET OF PLANS ARE SHOWN.

-PROVIDE DESIGN DATA ON THE FIRST SHEET:

a. SCOPE OF WORKS (DESCRIPTION OF USE)

b. OCCUPANCY GROUPS

c. TYPE OF CONSTRUCTION

d. SPRINKLER BUILDING

e. FLOOR AREA

f. HEIGHT

g. NUMBER OF STORIES

h. ALLOWABLE FLOOR AREA

i. APN (ASSESSOR PARCEL NUMBER).

DISABLED ACCESS

a. SHOW (PROVIDE) THE ACCESSIBLE NEW AND EXISTING PARKING (INCLUDING VAN ACCESSIBLE PARKING) AND REFERENCE DETAIL OF THE STANDARD ACCESSIBLE PARKING, PATH OF TRAVEL TO BUILDING AND TO PUBLIC WAY (5% SLOPED AND 2% CROSS), RAMP AND SIGNAGE ON THE SITE PLAN.

b. SHOW ON THE PLAN ACCESSIBLE RESTROOM AND THE CROSS-REFERENCE OF THE STANDARD ACCESSIBLE RESTROOM DETAIL.
PROVIDE ACCESSIBLE FOR CASH REGISTER COUNTER OR RECEPTION DESK

c. PROVIDE SPECIFICATIONS FOR THE DOOR HARDWARE TO COMPLY WITH DISABLED ACCESS REQUIREMENTS. (LEVER TYPE, PUSH-PULL, PANIC, ETC)

d. PROVIDE AND DETAIL TACTILE EXIT SIGNAGE AND LOCATIONS.

EGRESS

a. SUBMIT AN EXIT PLAN THAT LABELS AND CLEARLY SHOWS COMPLIANCE WITH ALL REQUIRED EGRESS FEATURES SUCH AS, BUT NOT LIMITED TO, COMMON PATH OF TRAVEL, REQUIRED NUMBER OF EXITS, OCCUPANT LOAD, REQUIRED WIDTH, CONTINUITY, TRAVEL DISTANCE, ETC. CBC 1001.1.

3. PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR BUILDING PERMIT, THE APPLICANT MUST SUBMIT IMPROVEMENT PLANS TO THE WATER DIVISION FOR REVIEW AND APPROVAL FOR ANY NEW FIRE HYDRANTS, DOMESTIC WATER SERVICES, FIRE SERVICES, LANDSCAPE SERVICES, BACKFLOW PREVENTION DEVICES, AND ANY OTHER PROPOSED IMPROVEMENTS OR RELOCATIONS AFFECTING THE PUBLIC WATER SYSTEM FACILITIES.
4. PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE APPLICANT MUST CONSTRUCT ALL PUBLIC AND/OR PRIVATE IMPROVEMENTS TO THE SATISFACTION OF THE WATER DIVISION. THE APPLICANT MAY BE REQUIRED TO ENTER INTO AN AGREEMENT WITH THE CITY OF ORANGE, AND POST SECURITY IN A FORM AND AMOUNT ACCEPTABLE TO THE CITY ENGINEER AND/OR WATER DIVISION TO ENSURE CONSTRUCTION OF SAID IMPROVEMENTS.
5. PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR BUILDING PERMIT, THE APPLICANT WILL BE RESPONSIBLE FOR THE INSTALLATION AND/OR RELOCATION OF THE PROPOSED OR EXISTING PUBLIC WATER SYSTEM FACILITIES TO A LOCATION AND OF A DESIGN PER THE IMPROVEMENT PLANS APPROVED BY THE WATER DIVISION.
6. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT WILL BE RESPONSIBLE FOR THE INSTALLATION OF NECESSARY FIRE HYDRANTS AND FIRE SERVICES AS APPROVED BY THE FIRE DEPARTMENT AND WATER DIVISION.
7. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE WATER DIVISION WILL APPROVE THE TYPE AND LOCATION OF LANDSCAPING SERVICES, FIRE SERVICES, AND BACK-FLOW PREVENTION DEVICES FOR PROPOSED CITY SERVICES.
8. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT MUST SUBMIT CONSTRUCTION DOCUMENTS THAT SHOW THAT AN EIGHT-FOOT MINIMUM CLEARANCE IS PROVIDED BETWEEN CITY WATER MAINS, LATERALS, SERVICES, METERS, FIRE HYDRANTS, SIGNS, OR TREES OR OTHER SUBSTANTIAL SHRUBS AND PLANTS AS REQUIRED BY THE WATER DIVISION. THE WATER DIVISION WILL REVIEW AND APPROVE THE CONSTRUCTION DOCUMENTS.
9. PRIOR TO ISSUANCE OF BUILDING PERMIT, FOR THE FIRST PHASE OF WORK, THE APPLICANT WILL BE RESPONSIBLE FOR OBTAINING APPROVAL OF ALL NECESSARY ENCROACHMENT PERMITS FROM AFFECTED AGENCIES FOR ALL PUBLIC WATER CONSTRUCTION WORK.
10. PRIOR TO APPROVAL OF A WATER IMPROVEMENT PLAN, THE APPLICANT MUST SATISFY ALL WATER MAIN CONNECTION, PLAN CHECK, AND INSPECTIONS CHARGES AS DETERMINED BY THE WATER DIVISION.
11. PLANS SUBMITTED DURING PLAN CHECK MUST SHOW THAT THE WATER IMPROVEMENT PLANS ARE CONSISTENT WITH THE FIRE SUPPRESSION PLANS AND OR FIRE MASTER PLAN. THE APPLICANT'S CONSULTANT PREPARING THE WATER IMPROVEMENT PLANS MUST COORDINATE THEIR PLANS WITH THE CONSULTANT PREPARING THE FIRE SUPPRESSION PLANS AND/OR FIRE MASTER PLAN SO THAT THEIR DESIGNS CONCUR.
12. PLANS SUBMITTED DURING PLAN CHECK MUST SHOW THAT THE MINIMUM SEPARATION REQUIREMENTS ARE MET AND THAT EACH OF THE VARIOUS DESIGNER'S PLAN SETS MATCH. THE APPLICANT'S CONSULTANT PREPARING THE IMPROVEMENT AND UTILITY PLANS MUST COORDINATE THEIR PLANS WITH THE CONSULTANTS PREPARING THE LANDSCAPE, ARCHITECTURAL, SURFACE WATER QUALITY MANAGEMENT, FIRE MASTER AND/OR FIRE SUPPRESSION PLANS SO THAT ALL DESIGNS ARE CONSISTENT.
13. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT MUST SUBMIT CONSTRUCTION DOCUMENTS MUST SHOW THAT THE INSTALLATION OF SEWER MAINS IN THE VICINITY OF WATER MAINS IS DONE PER THE DEPARTMENT OF PUBLIC WORKS WATER DIVISION STANDARD NO. 113 AND WILL BE APPROVED BY THE WATER DIVISION.
14. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT MUST SUBMIT CONSTRUCTION DOCUMENTS MUST SHOW THAT A SIX FOOT MINIMUM HORIZONTAL CLEARANCE AND A ONE FOOT MINIMUM VERTICAL CLEARANCE WOULD BE MAINTAINED BETWEEN CITY WATER MAINS, LATERALS, SERVICES, METERS, FIRE HYDRANTS AND ALL OTHER UTILITIES EXCEPT SEWER. THE WATER DIVISION WILL REVIEW AND APPROVE THE CONSTRUCTION DOCUMENTS.
15. PRIOR TO ISSUANCE OF BUILDING PERMITS THE APPLICANT SHALL IDENTIFY THE LOCATION OF THE GREASE INTERCEPTOR AND PROVIDE EVIDENCE TO THE BUILDING OFFICIAL THAT THE DESIGN MEETS AND IS CONSISTENT WITH THE CITY'S LATEST ADOPTED BUILDING CODES.
16. PRIOR TO APPROVAL OF GRADING OR BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A NONPRIORITY PROJECT WQMP FOR REVIEW AND APPROVAL TO THE PUBLIC WORKS DEPARTMENT THAT:

DESCRIBES THE PROJECT SITE,

DESCRIBES THE POTENTIAL PROJECT POLLUTANTS,

INCORPORATES THE APPLICABLE SITE DESIGN, ROUTINE SOURCE AND STRUCTURAL CONTROL BMPS AS DEFINED IN THE MODEL WATER QUALITY MANAGEMENT PLAN (MWQMP) AND TECHNICAL GUIDANCE DOCUMENT (TGD),

GENERALLY DESCRIBES THE LONG-TERM OPERATION AND MAINTENANCE REQUIREMENTS FOR STRUCTURAL CONTROL BMPS,

IDENTIFIES THE ENTITY THAT WILL BE RESPONSIBLE FOR LONG-TERM OPERATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE BMPS,

A COPY OF THE FORMS TO BE USED IN CONDUCTING MAINTENANCE AND INSPECTION ACTIVITIES,

INCLUDES RECORD KEEPING REQUIREMENTS (FORMS TO BE KEPT FOR 5 YEARS).

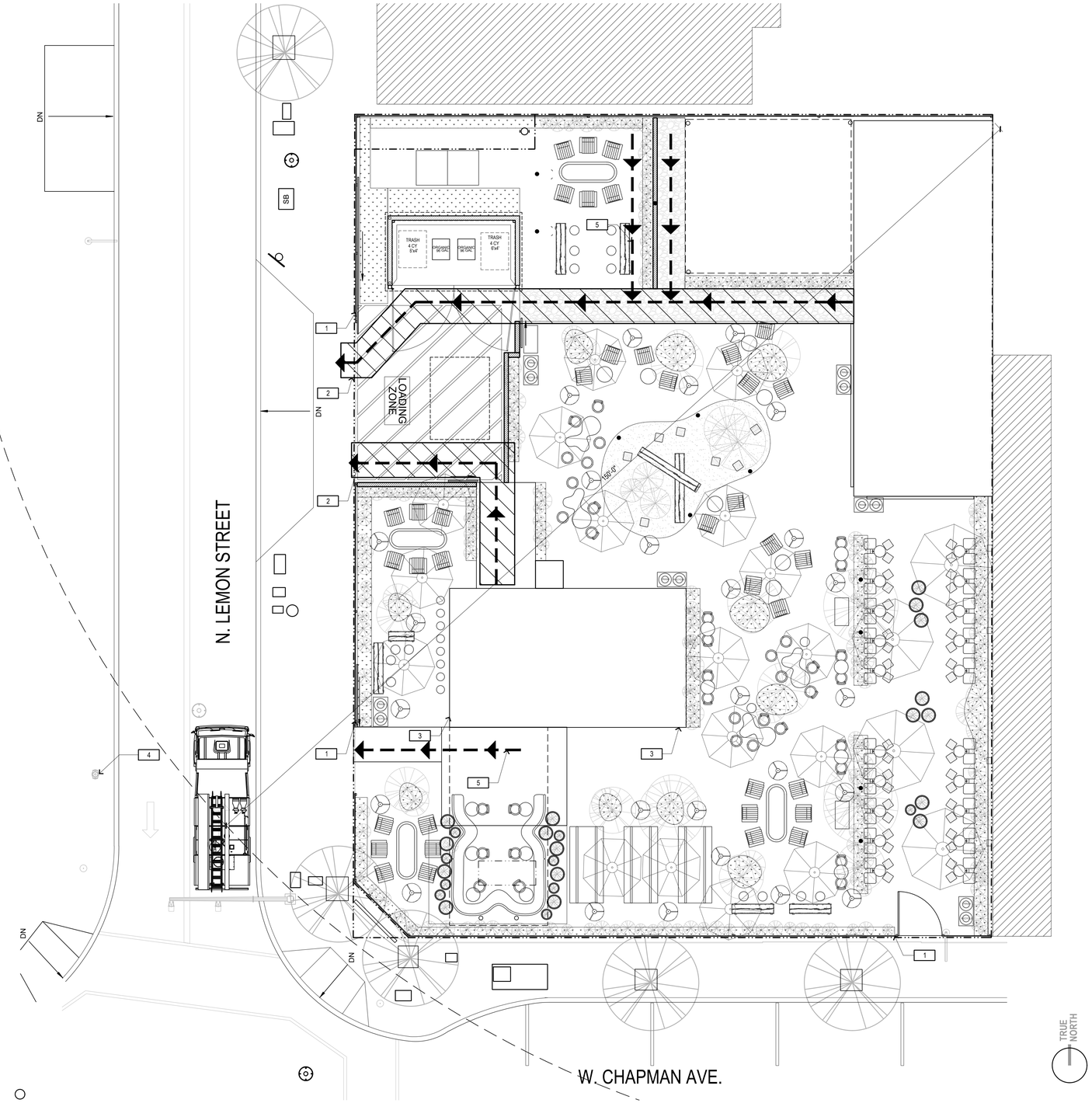
CONDITIONS OF APPROVAL

EXCERPT FROM THE PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT DATED OCTOBER 7, 2023 PREPARED BY GEO-CAL, INC.
THE GEOPHYSICAL INVESTIGATION:

"THE GEOPHYSICAL SURVEY DID NOT SHOW DATA CONSISTENT WITH THE PRESENCE OF STEEL UNDERGROUND STORAGE TANKS (UST'S)."

"A BACKFILLED EXCAVATION WAS IMAGED BY GPR CORRESPONDING TO THE NOTICEABLE ASPHALT PATCH LOCATED TO THE EAST OF THE BUILDING A. NO MAGNETIC OR ELECTROMAGNETIC ANOMALY WAS DETECTED IN THIS AREA THAT COULD INDICATE THIS IS LIKELY WHERE FORMER STEEL UST'S WERE REMOVED FROM."

UST INFORMATION



1 KEY BOXES AND KEY SWITCHES (KNOX DEVICES) SHALL BE PROVIDED WHERE NECESSARY TO ENSURE THAT IMMEDIATE ACCESS FOR FIREFIGHTING, RESCUE AND OTHER EMERGENCY PURPOSES IS POSSIBLE.
AT A MINIMUM, KNOX DEVICES SHALL BE PROVIDED FOR THE FOLLOWING LOCATIONS:

a. THE MAIN ENTRY TO BUILDINGS EQUIPPED THROUGHOUT WITH A FIRE ALARM OR SPRINKLER MONITORING SYSTEM.

b. DOORS, PERIMETER PEDESTRIAN GATES AND OTHER AREAS IDENTIFIED BY THE FIRE DEPARTMENT. AT LEAST ONE PEDESTRIAN GATE IS REQUIRED ON PERIMETER GATES.

2 5-FOOT-WIDE FIRE ACCESS WALKWAY TO ALL OPENINGS AND EGRESS DOORS, ON THE FIRST FLOOR EXTERIOR WALLS, REQUIRED BY THE CBC AND/OR CFC.

TREES PLANTED ALONG THE FIRE ACCESS ROADWAY AND/OR FIREFIGHTER REQUIRED WALKWAY SHALL NOT IMPEDE THE REQUIRED MINIMUM 5'-0" WALKWAY WIDTH OR THE REQUIRED FIRE APPARATUS VERTICAL CLEARANCE OF 13'-6". THE TREES SHOULD BE A TYPE THAT THE NATURAL GROWTH PATTERN WOULD ALLOW THE REQUIRED VERTICAL CLEARANCE WITHOUT RELIANCE ON REGULAR MAINTENANCE OF THE TREE CANOPIES.

3 BUILDING ADDRESS LOCATION - APPROVED BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 8 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 INCH. CFC CHAPTER 5, SECTION 505.1 AND OMC 15.52.080

ADDITIONAL ADDRESS MARKINGS MAY BE REQUIRED TO PROVIDE DIRECTION FROM APPROACH.

4 PUBLIC FIRE HYDRANT LOCATION (EXISTING)

5 ACCESSIBLE PATH OF TRAVEL FROM BUILDING TO ACCESSIBLE PARKING AND TO PUBLIC RIGHT OF WAY TO NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

LIFE SAFETY PLAN 1/8" = 1'-0" | 1 | **FIRE NOTES**

THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.
www.aoarchitects.com

01.2



MEANS OF EGRESS GENERAL NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 7' – 6". PROTRUDING MAY NOT REDUCE THE HEADROOM BELOW 80 INCHES ABOVE ANY WALKING SURFACE AND NO MORE THAN 50% OF THE CEILING AREA MAY BE REDUCED.
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED AND SHALL BE ACCORDANCE WITH THE MANUFACTURES' INSTRUCTIONS AND EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE POWER SOURCE REQUIREMENTS IN SECTIONS 1013.6.2 WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
3. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
4. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NO LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. CONTINUED IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, GENERATOR AND THE INSTALLATION OF THE EMERGENCY BE INSTALLED IN ACCORDANCE WITH CHAPTER 27. (1013.6.3)
5. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE EGRESS AT FLOOR LEVEL. A MAXIMUM TO MINIMUM ILLUMINATION OF 40 TO 1 SHALL NOT BE EXCEEDED (1008.3.5).
6. EXIT SIGN SHALL BE LOCATED 48" MIN. TO BOTTOM OF BRAILLE LETTERING AND 60" MAX. TO BOTTOM OF TOP SIGNAGE LETTERING ABOVE FINISH FLOOR.
7. EXIT DOORS/GATES ARE REQUIRED TO SWING IN THE DIRECTION OF TRAVEL AND BE PROVIDED WITH PANIC HARDWARE IN AREAS WITH 50 OR MORE OCCUPANTS.
8. ALL DOORS ON THE ACCESSIBLE ROUTE OR CIRCULATION PATH HAVE A MAX OPENING FORCE OF 5 POUNDS.
9. MEANS OF EGRESS LIGHTING TO BE PROVIDED WITH EMERGENCY POWER BACK-UP SUPPLY PER CBC 1008.3
10. ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL ILLUMINATED AND ALL TIMES. CBC 1013.5
11. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT
12. THE FLOOR OR LANDING ON EACH SIDE OF DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY.
13. DUCT DETECTION SHALL BE REQUIRED FOR ALL AIR HANDLING SYSTEMS THAT EXCEED 2,000 CFM'S WILL NEED TO TIE IN TO EXISTING FIRE ALARM SYSTEM.

EGRESS NOTES

20" R:100
O: STAIR #P: 20"

EGRESS COMPONENT
OCCUPANT LOAD
REQ'D MINIMUM WIDTH
PROVIDED WIDTH

ACCESSIBLE PATH OF TRAVEL TRAVEL FROM BUILDING TO ACCESSIBLE PARKING AND TO PUBLIC RIGHT OF WAY TO NOT EXCEED 5% SLOPE IN THE DIRECTIONS OF TRAVEL AND 2% CROSS SLOPE.

LEGEND

DINING SEATS: (TABLE)
XX SEATS

FIRE PIT SEATING:
24 SEATS

BAR SEATING:
16 SEATS

CASUAL STOOL SEATING (NO TABLE):
XX SEATS

SEATING COUNTS

OCCUPANT LOAD CALC:

YARD AREA	2,215 SF.	15 NET	148
KITCHEN	869 SF.	200 GROSS	4
BAR BACK	121 SF.	200 GROSS	1
TOTAL OCCUPANTS			153 (77F, 77M)

WATER CLOSETS: (REQUIRED)	WATER CLOSETS: (PROVIDED)
MALE - 2	MALE - 3
FEMALE - 3	FEMALE - 5
URINALS:	URINALS:
MALE - 1	MALE - 2
LAVATORIES:	LAVATORIES:
MALE - 1	MALE - 3
FEMALE - 1	FEMALE - 3

LIFE SAFETY PLAN

1/8" = 1'-0"

1

RESTROOM FIXTURE CALCULATIONS

THE WIN~DOW

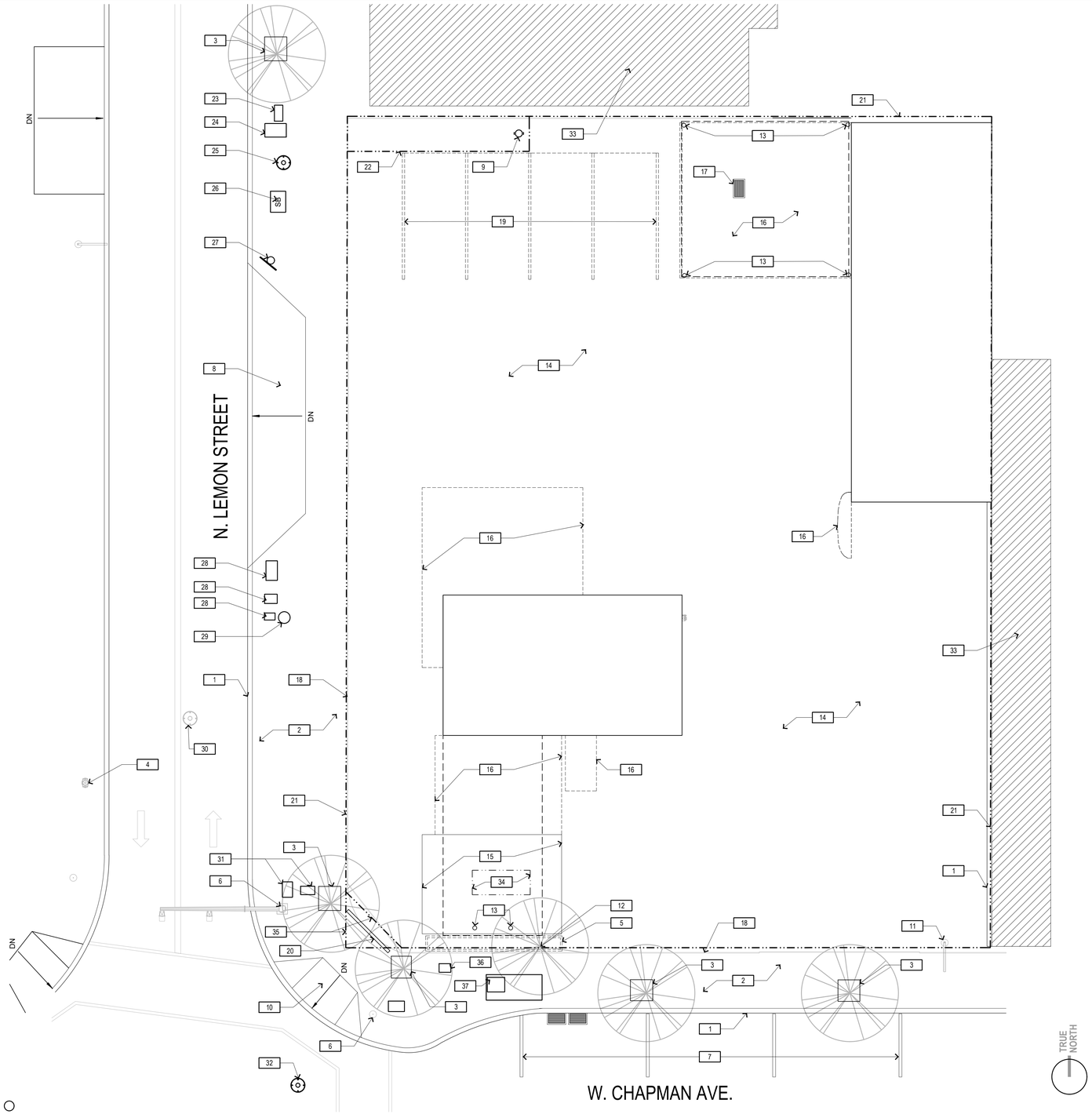
AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.
www.aoarchitects.com

01.3

Job No. 2024-1055
Date: 2025-0X-XX



1 EXISTING CURB
2 EXISTING SIDEWALK
3 EXISTING STREET TREES/TREE WELL TO REMAIN
4 EXISTING FIRE HYDRANT
5 EXISTING PLANTER TO BE REMOVED
6 EXISTING TRAFFIC SIGNAL W/ STREET LIGHT TO REMAIN
7 EXISTING STREET PARKING SPACE(S) TO REMAIN
8 EXISTING CURBCUT
9 EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
10 EXISTING CURB RAMP
11 EXISTING HISTORIC OVERHEAD SIGN TO REMAIN
12 EXISTING PALM TREE TO BE REMOVED
13 EXISTING CANOPY POSTS TO REMAIN
14 EXISTING ASPHALT TO BE REMOVED
15 EXISTING CONCRETE TO REMAIN
16 EXISTING CONCRETE TO BE REMOVED
17 EXISTING DRAIN TO BE REMOVED
18 EXISTING WROUGHT IRON FENCE TO BE REPLACED
19 EXISTING PARKING STRIPING TO BE REMOVED
20 EXISTING MONUMENT SIGN TO REMAIN
21 EXISTING PROPERTY LINE
22 EXISTING UTILITY EASEMENT FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS
23 EXISTING CABLE RISER
24 EXISTING CABLE PULLBOX
25 EXISTING TELEPHONE MANHOLE
26 EXISTING ELECTRIC RISER
27 EXISTING PARKING SIGN
28 EXISTING WATER METER
29 EXISTING UTILITY VENT
30 EXISTING TELEPHONE MANHOLE
31 EXISTING UTILITY PULLBOX
32 EXISTING UTILITY MANHOLE
33 EXISTING NEIGHBORING BUILDING, NOT IN SCOPE
34 EXISTING COVERED EMPTY AUTO SERVICE PIT, TO REMAIN
35 EXISTING EASEMENT FOR STREET AND PUBLIC UTILITY
36 EXISTING STREET LIGHT PULLBOX
37 EXISTING STORM DRAIN MANHOLE

EXISTING SITE PLAN 1/8" = 1'-0" (1) **KEY NOTES**

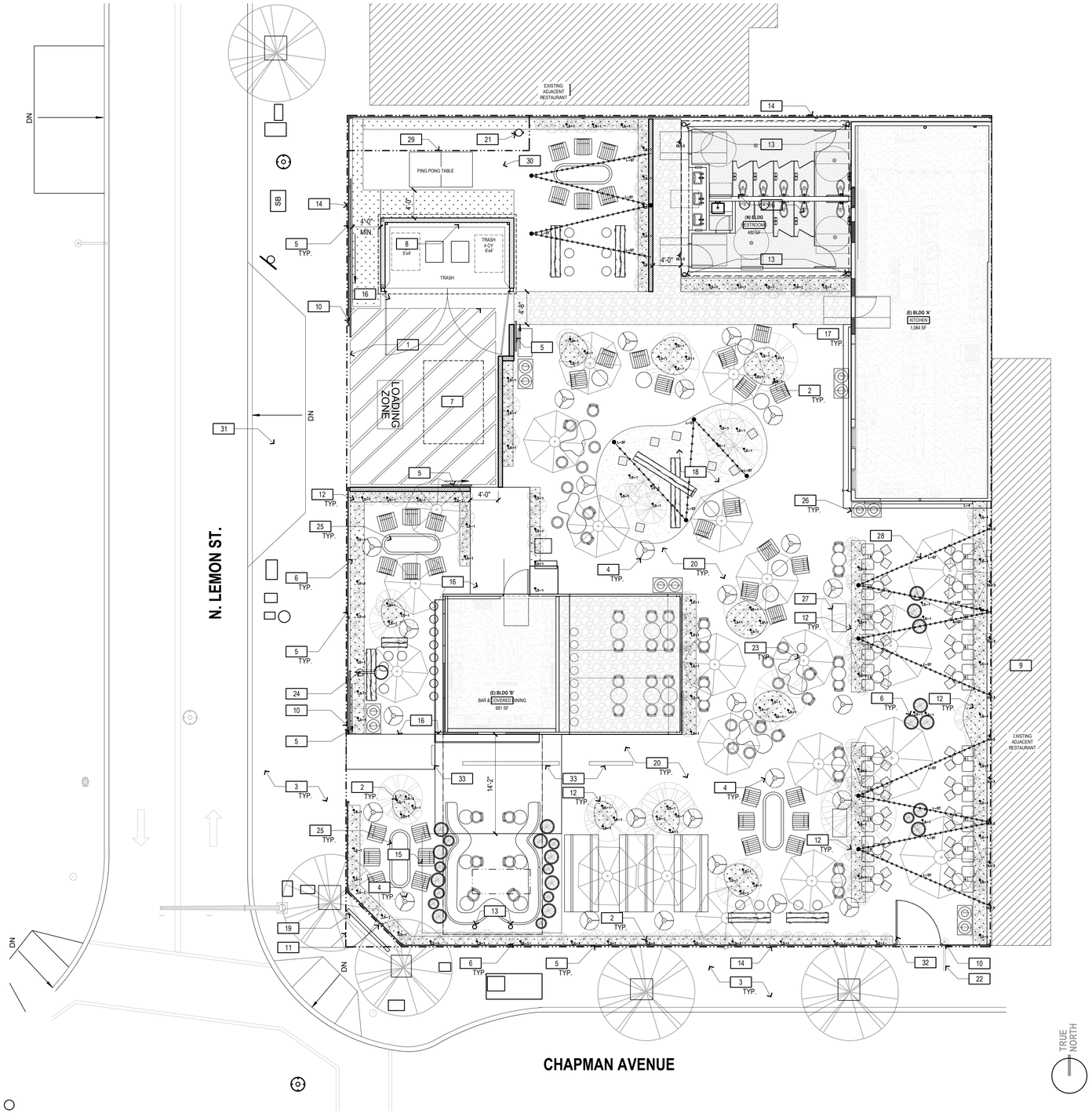
THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.
www.aoarchitects.com

01



PROPOSED SITE PLAN | 1/8" = 1'-0" | 1

1 NEW LOADING ZONE STRIPING
2 NEW GROUND LEVEL LIGHTING
3 EXISTING SIDEWALK
4 NEW GROUND MOUNTED GAS HEATERS
5 NEW WROUGHT IRON FENCING SLIDING GATE
6 NEW POTTED PLANTS WITH IRRIGATION
7 NEW PRECAST CONCRETE GRAVITY GREASE INTERCEPTOR
8 NEW TRASH ENCLOSURE, PER CITY OF STANDARDS
9 EXISTING NEIGHBORING BUILDING, NOT IN SCOPE
10 NEW FIRE KNOX BOX, MOUNTED PER CITY FIRE STANDARDS
11 EXISTING EASEMENT FOR STREET AND PUBLIC UTILITY
12 NEW IN GROUND PLANTER WITH BROWN MULCH
13 EXISTING CANOPY POSTS TO REMAIN
14 EXISTING PROPERTY LINE
15 EXISTING CONCRETE TO REMAIN
16 NEW CONCRETE POURED IN PLACE
17 NEW ORCA BRICK CLAY EXTERIOR PAVERS
18 NEW CHILDREN'S PLAY AREA WITH BROWN BARK MULCH NUGGETS
19 EXISTING MONUMENT SIGN TO REMAIN
20 NEW DECOMPOSED GRANITE COMPACTED OVER LEVELED SITE
21 EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
22 EXISTING HISTORIC OVERHEAD SIGN TO REMAIN
23 NEW MOVABLE UMBRELLAS
24 NEW GROUND MOUNTED SIGN
25 NEW FIRE PIT
26 NEW MOVABLE TRASH AND RECYCLE BINS
27 NEW MOVABLE SERVER STATION
28 NEW TIVOLI STRING LIGHTS
29 EXISTING UTILITY EASEMENT
30 NEW BOCCI BALL PIT
31 EXISTING DRIVE APRON
32 NEW WROUGHT IRON FENCING SWINGING GATE
33 NEW QUEUING LINE GUARD RAIL

KEY NOTES

NEW CEILING MOUNTED LINEAR HEATERS
POTTED PLANTS WITH IRRIGATION
IN GROUND LANDSCAPE PLANTER WITH BROWN MULCH
BROWN BARK MULCH NUGGETS
IN GROUND LANDSCAPE LIGHTING
TIVOLI STRING LIGHTS
OUTDOOR WALL SCONCE
MOVABLE UMBRELLAS
4'-0" HIGH CMU WALL

LEGEND

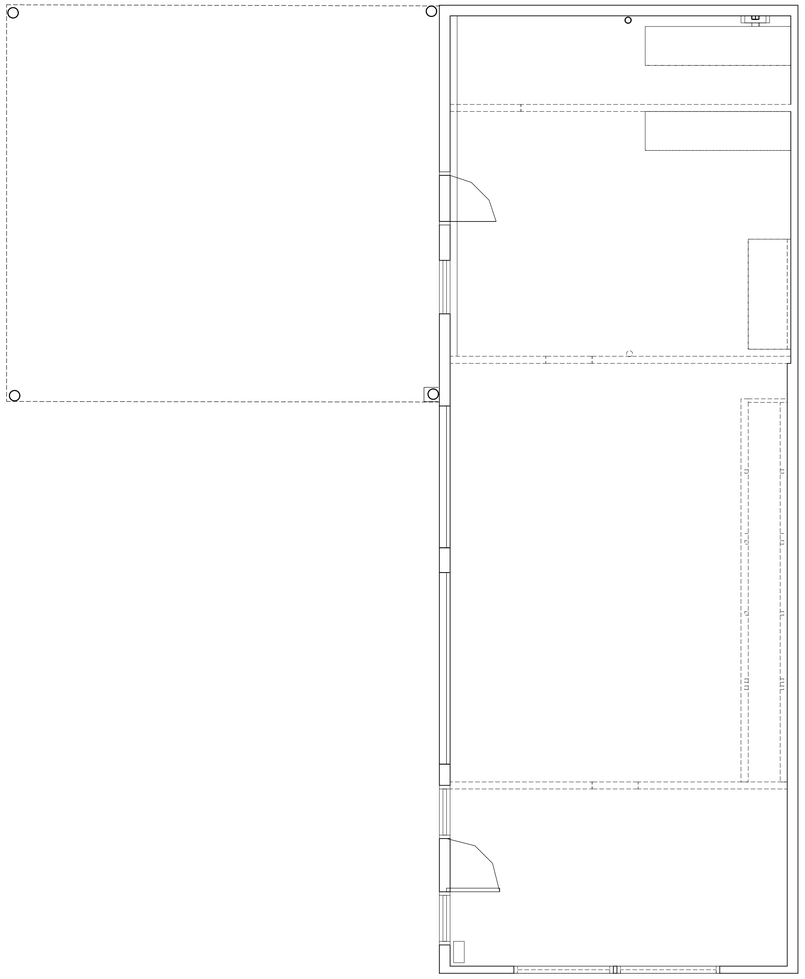
THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

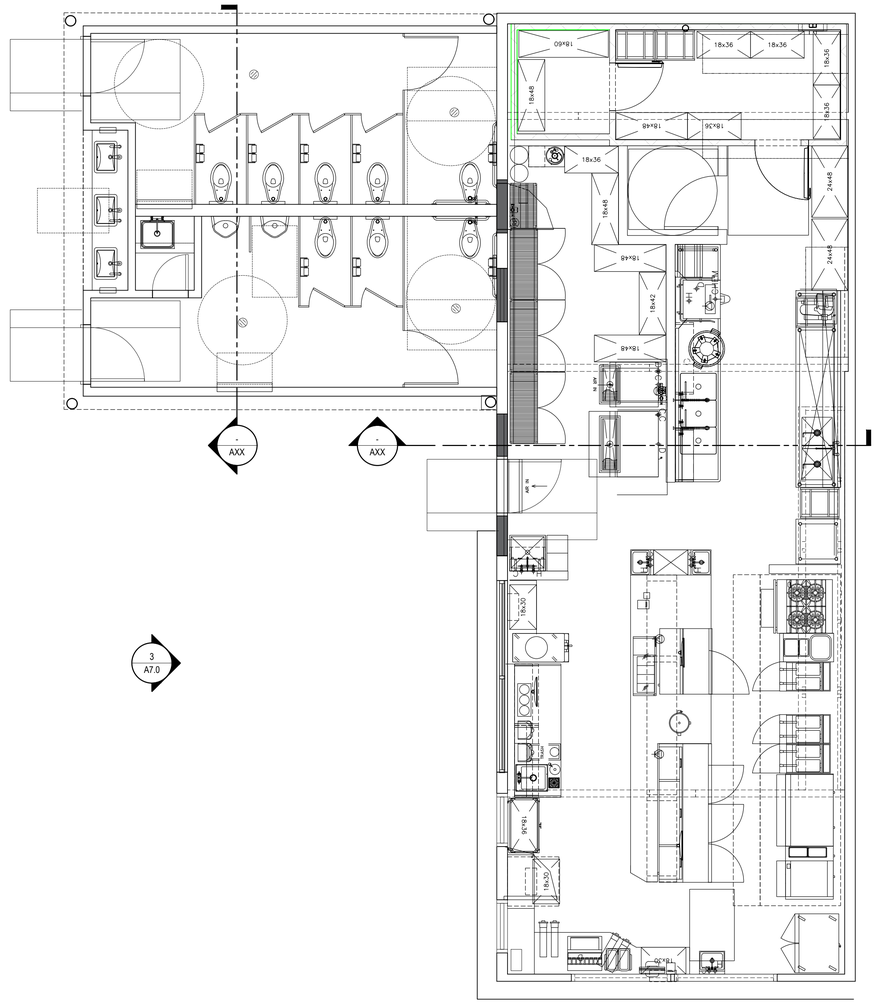
Architecture. Design. Relationships.
www.aoarchitects.com

02



TRUE NORTH

EXISTING BUILDING A FLOOR PLAN 1/4" = 1'-0" (2)



PROPOSED BUILDING A FLOOR PLAN 1/4" = 1'-0" (1)

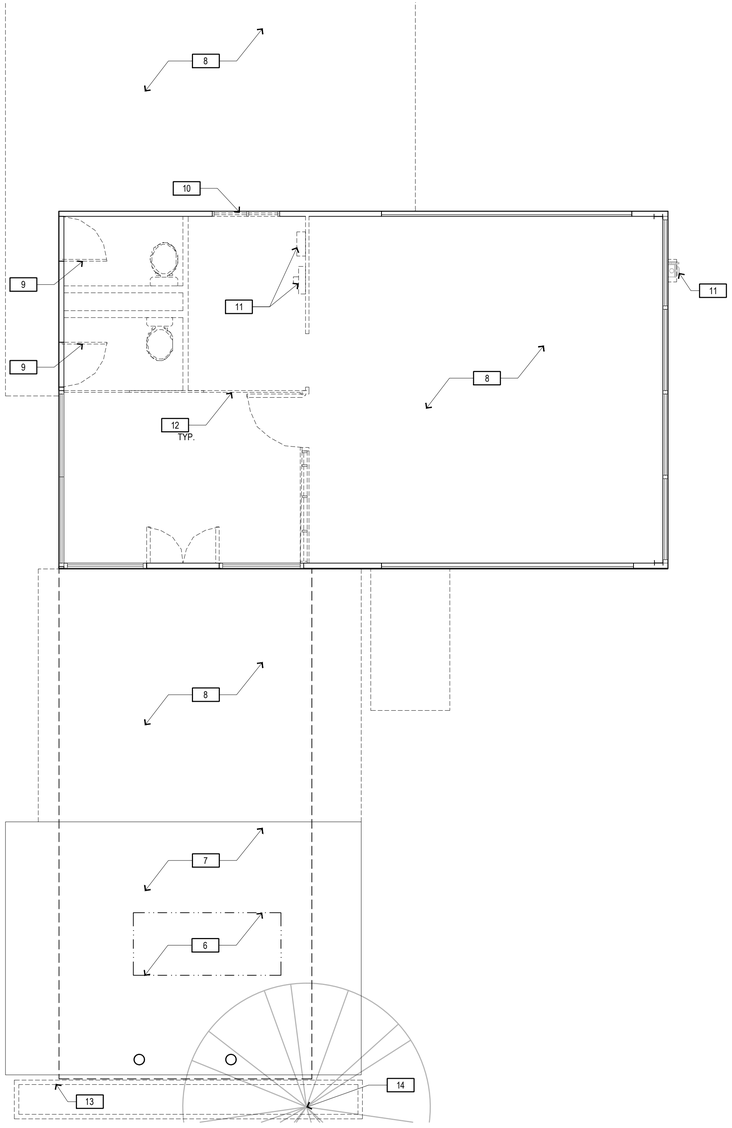
THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

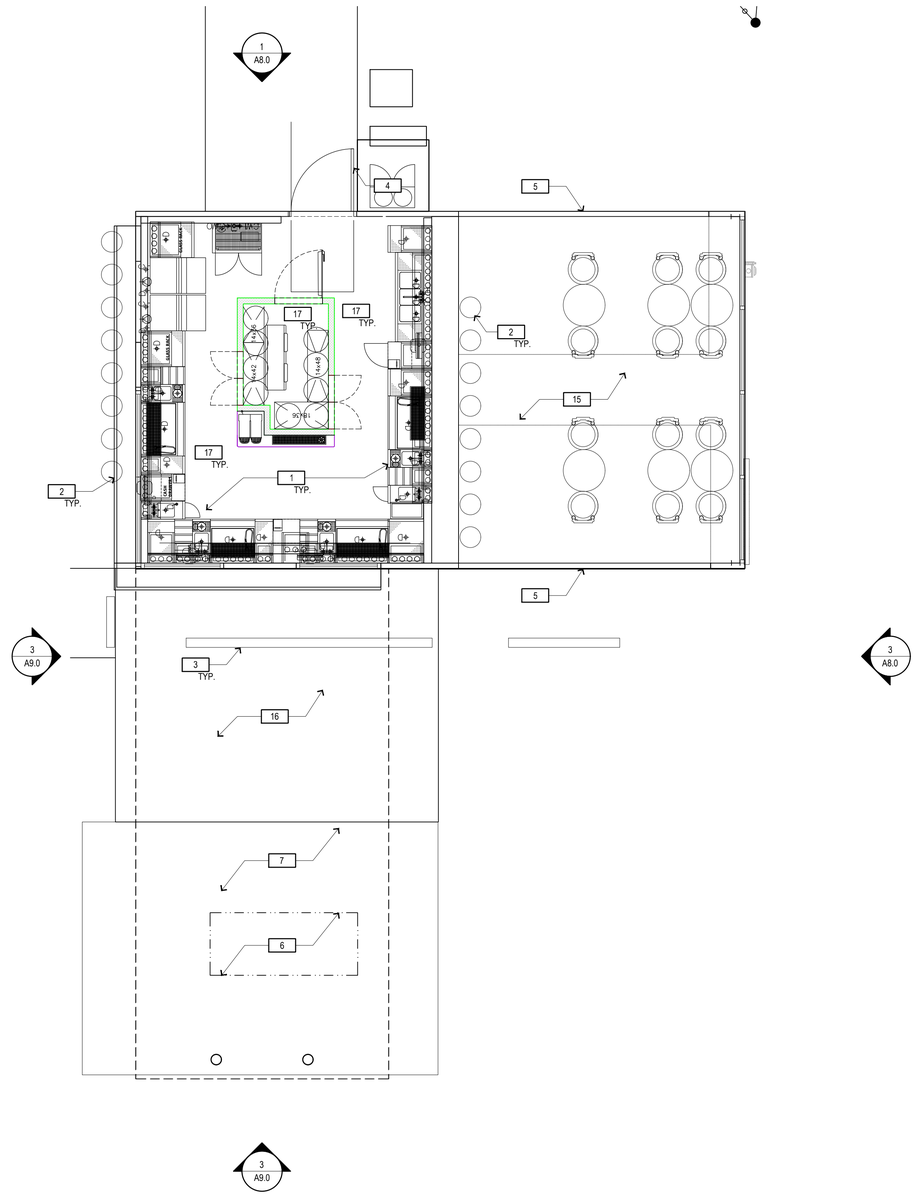
237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.
www.aoarchitects.com

03



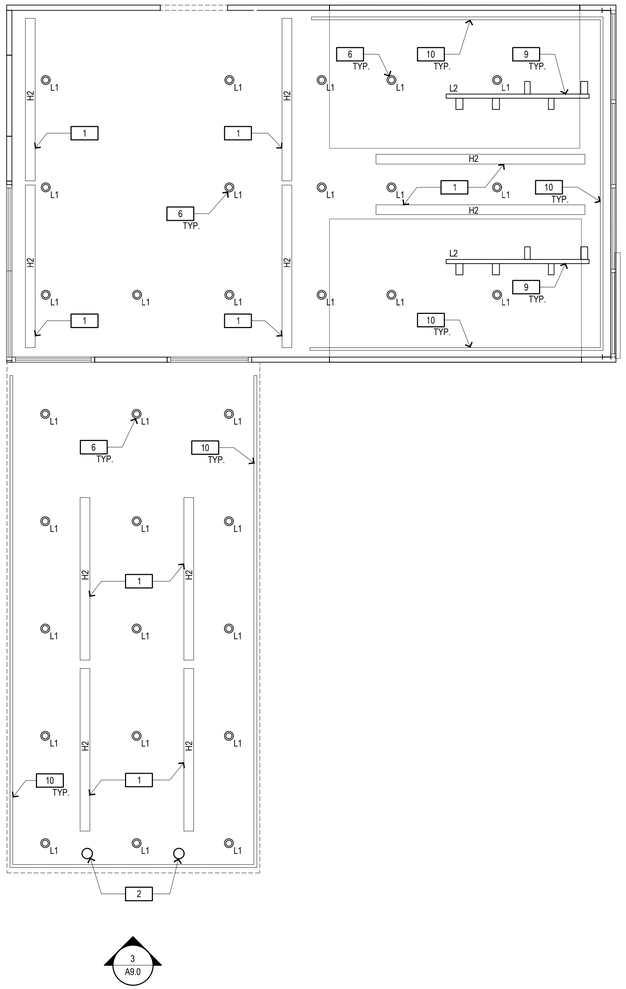
EXISTING BUILDING 'B' FLOOR PLAN 1/4" = 1'-0" (2)

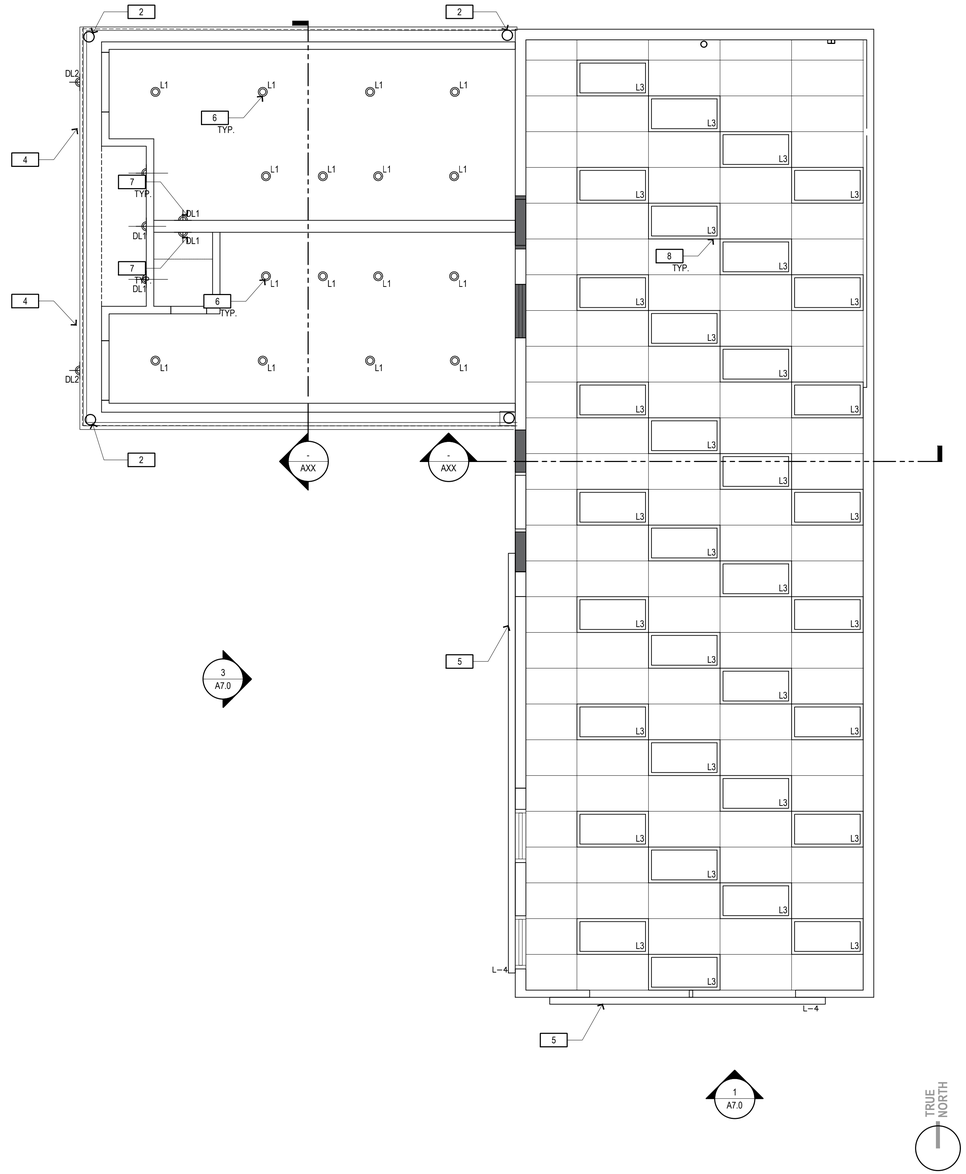


PROPOSED BUILDING 'B' FLOOR PLAN 1/4" = 1'-0" (1)

1 NEW BAR EQUIPMENT
2 NEW BAR STOOLS AT BAR TOP
3 NEW ORDER QUEUE RAILING
4 NEW EXTERIOR DOOR
5 NEW GARAGE STYLE DOORS
6 EXISTING COVERED EMPTY AUTO SERVICE PIT, TO REMAIN
7 EXISTING CONCRETE TO BE PROTECTED IN PLACE
8 EXISTING CONCRETE TO BE REMOVED
9 EXISTING RESTROOM DOORS TO BE REMOVED AND REPLACED WITH WINDOWS
10 EXISTING WINDOW TO BE REMOVED
11 EXISTING UTILITIES TO BE REMOVED
12 EXISTING INTERIOR WALLS TO BE REMOVED
13 EXISTING PLANTER TO BE REMOVED
14 EXISTING PALM TREE TO BE REMOVED
15 NEW EXTERIOR PAVERS
16 NEW POURED IN PLACE CONCRETE
17 NEW EPOXY FLOORING

KEYNOTES









1 NEW CEILING MOUNTED LINEAR HEATERS

2 EXISTING CANOPY POSTS TO REMAIN

3 EXISTING CANOPY TO REMAIN

4 NEW OUTDOOR WALL SCONCE

5 NEW OUTDOOR LED TAPE LIGHT

6 NEW INDOOR RECESSED CAN LIGHTS

7 NEW INDOOR WALL MOUNTED SCONCE

8 NEW 2X4 FLUORESCENT LIGHTING IN CEILING GRID WITH ACT

9 NEW LINEAR LIGHTING

10 NEW MISTER LINES MOUNTED TO UNDERSIDE OF STRUCTURE

PROPOSED BUILDING 'B' REFLECTED CEILING PLAN 1/4" = 1'-0" (2)

PROPOSED BUILDING 'A' REFLECTED CEILING PLAN 1/4" = 1'-0" (1)

KEYNOTES

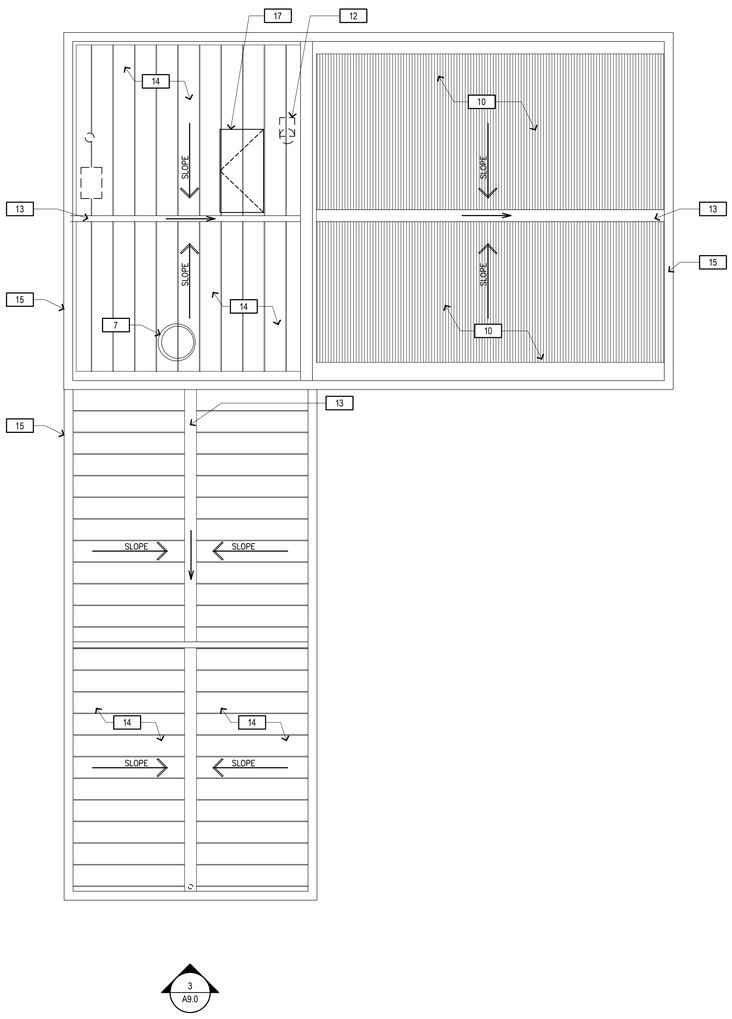
THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

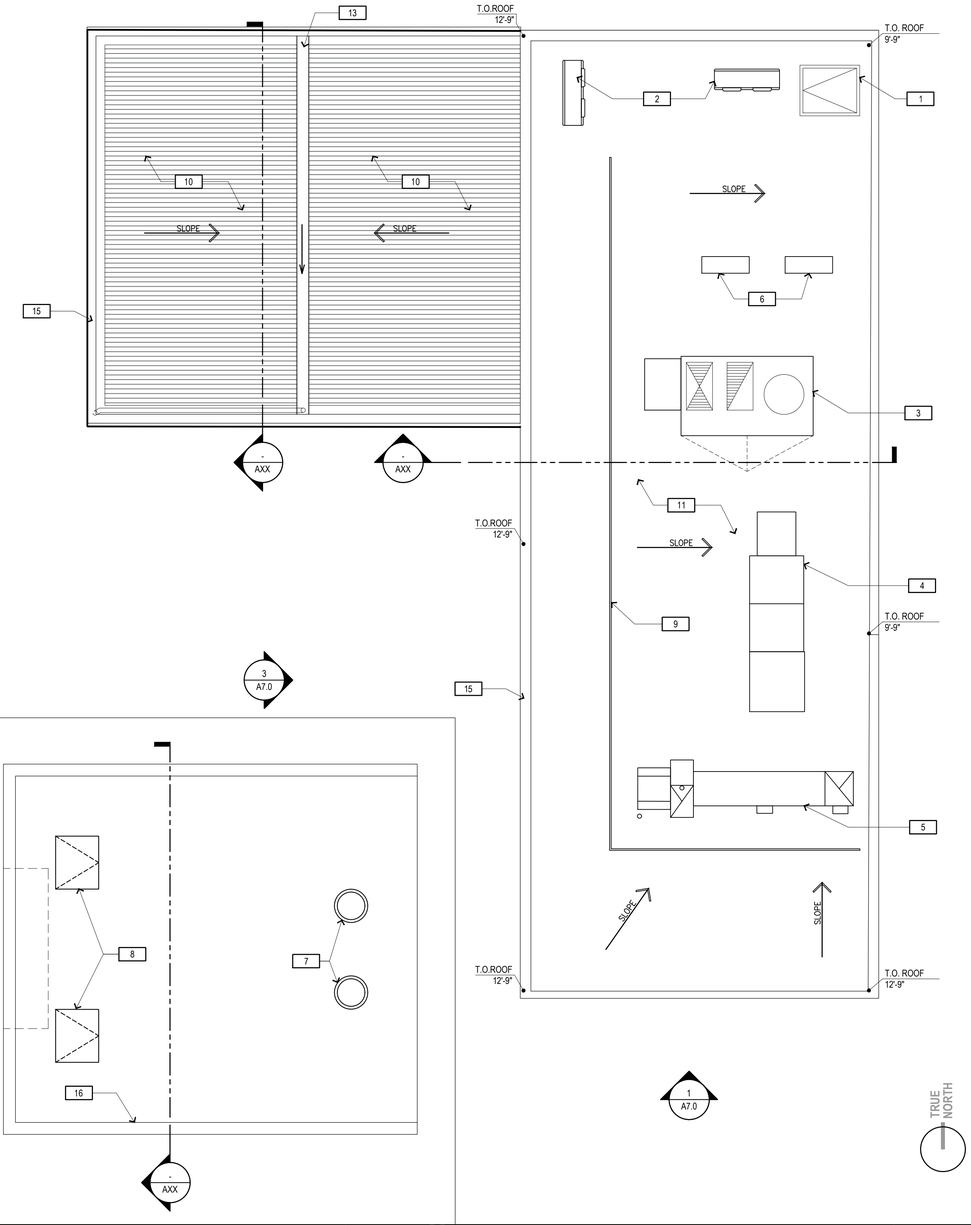
237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.

www.aoarchitects.com



PROPOSED BUILDING 'B' ROOF PLAN 1/4" = 1'-0" (2)

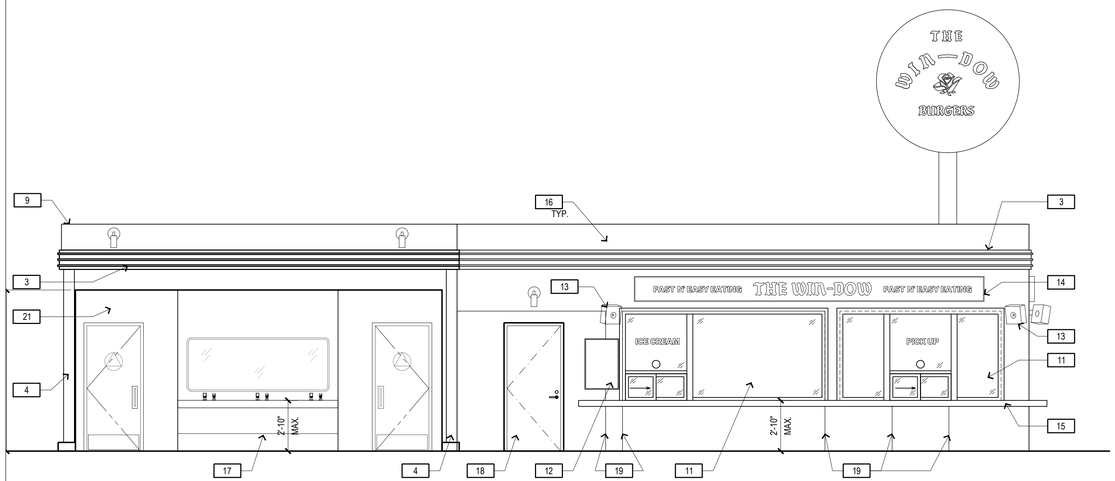


LOWER DECK PLAN OVER RESTROOMS 1/4" = 1'-0" (1.1)

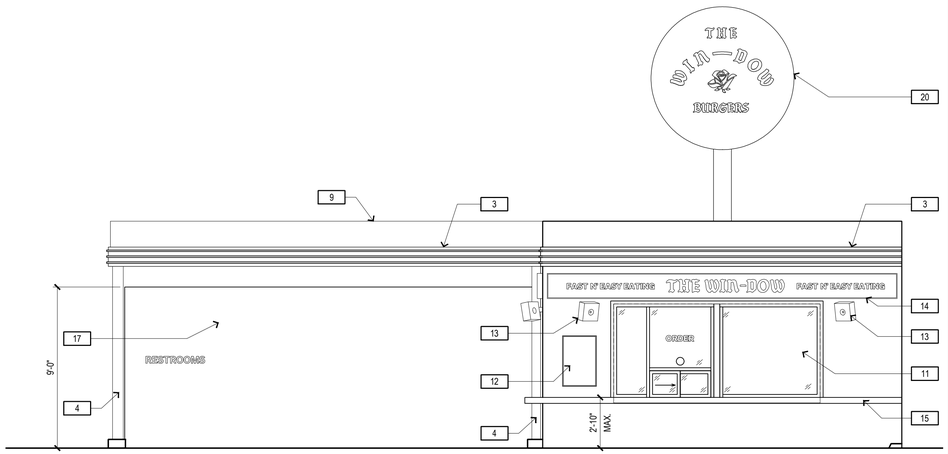
PROPOSED BUILDING 'A' ROOF PLAN 1/4" = 1'-0" (1)

KEYNOTES

1. NEW ROOF HATCH
2. NEW COOLER CONDENSING UNITS
3. NEW RTU FOR KITCHEN
4. NEW MUA FOR HOODS
5. NEW KEF FOR KITCHEN
6. NEW HP EQUIPMENT FOR RESTROOMS
7. NEW EF FOR RESTROOMS
8. NEW FC FOR RESTROOMS
9. NEW ROOF TOP SCREEN
10. EXISTING CORRUGATED ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED
11. EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED
12. NEW 10" DIA. OSA INTAKE
13. EXISTING ROOF GUTTER AND DRAIN TO REMAIN. PATCH AND REPAIR AS NEEDED
14. EXISTING STANDING STEAM ROOF TO REMAIN. PATCH AND REPAIR AS NEEDED
15. EXISTING LOW PARAPET WITH COPING TO REMAIN. PATCH AND REPAIR AS NEEDED.
16. NEW LOW PARAPET
17. NEW FC FOR BAR



BUILDING A - (P) WEST ELEVATION 1/4" = 1'-0" 3



BUILDING A - (P) SOUTH ELEVATION 1/4" = 1'-0" 1

1 EXISTING PLASTER CLAD WOOD STUD WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE

2 EXISTING WOOD FRAMED WINDOWS CURRENTLY BOARDED UP

3 EXISTING DECORATIVE METAL CORNICE , TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH

4 EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH

5 EXISTING WOOD DOOR, TO BE REMOVED. IF HISTORICALLY ORIGINAL, STORE ON SITE IN CLEAN AND DRY ENVIRONMENT.

6 EXISTING DOOR TO REMAIN AND BE SECURED IN PLACE.

7 EXISTING WALL NICHE SHELF

8 EXISTING TILT UP WOODEN GARAGE DOORS AND FRAME TO BE REMOVED IN ENTIRETY

9 EXISTING METAL CANOPY TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH.

10 EXISTING SINGLE PANE NON-TEMPERED GLAZING AND FRAME TO BE REMOVED

11 NEW WOOD FRAMED WINDOW AND ORDER WINDOW TO BE PLACED IN EXISTING OPENING

12 MENU BOARD

13 ORDER ANNOUNCEMENT SPEAKERS

14 BRANDING SIGN

15 ORDER COUNTER

16 NEW PAINT ON ENTIRE STRUCTURE

17 NEW RESTROOM STRUCTURE, INDEPENDENT OF CANOPY POSTS AND UNDERSIDE

18 NEW DOOR AND WALL INFILL TO MATCH EXISTING PLASTER

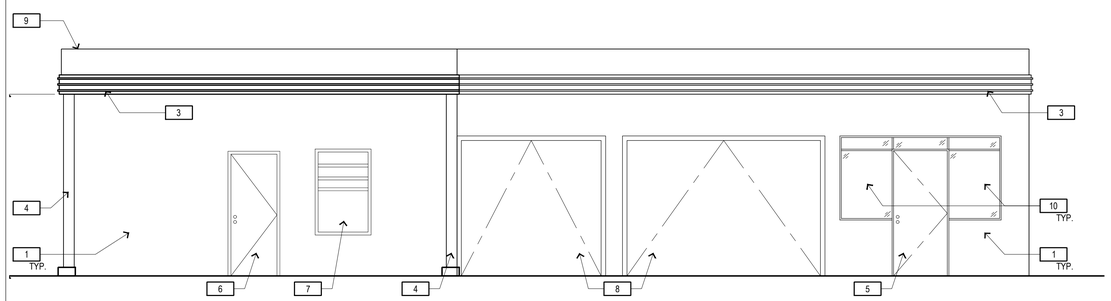
19 NEW DELINEATION STRIP, MARKING ORIGINAL ARCHITECTURAL FEATURES NOW INFILLED

20 NEW POST MOUNTED ROTATING BRANDING SIGN

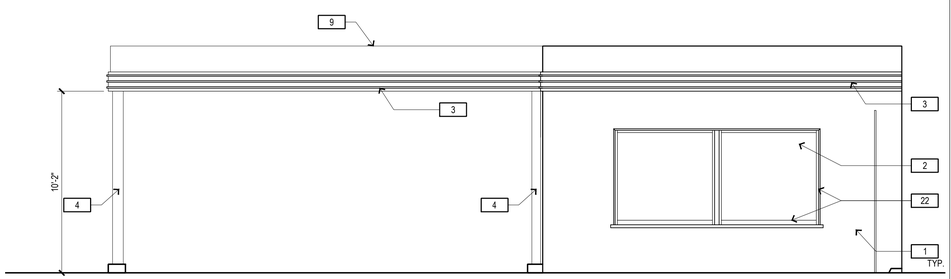
21 NEW DOWN LIGHTS

22 EXISTING NON HISTORIC WOOD 2X'S AND PLYWOOD TO BE REMOVED

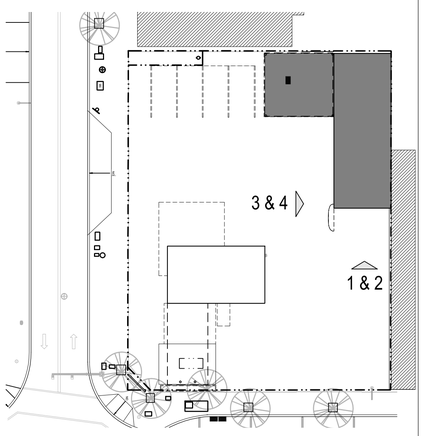
KEY NOTES



BUILDING A - (E) WEST ELEVATION 1/4" = 1'-0" 4



BUILDING A - (E) SOUTH ELEVATION 1/4" = 1'-0" 2



SITE KEY PLAN

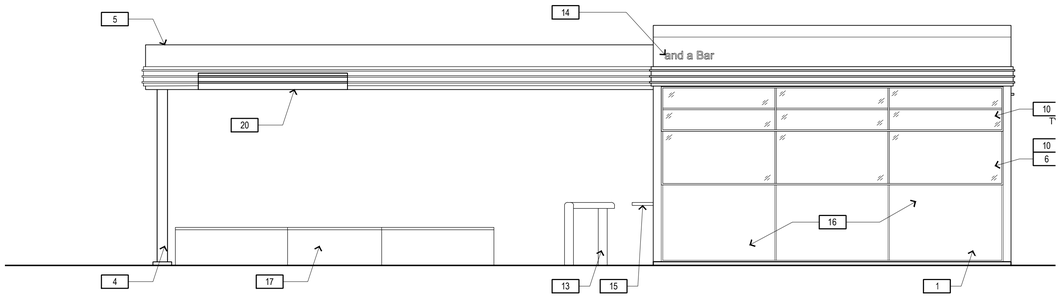
THE WIN-DOW

AMERICAN GONZO - THE WIN~DOW

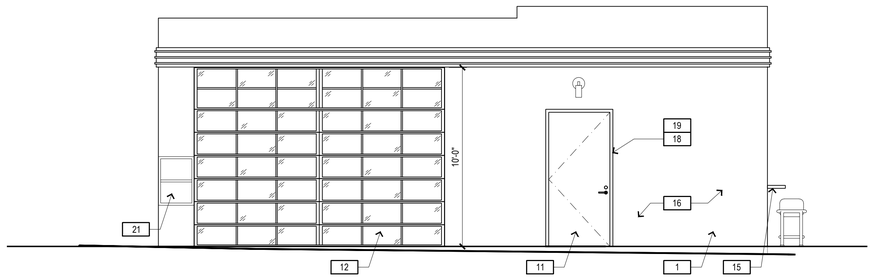
237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.
www.aoarchitects.com

07



BUILDING B - (P) EAST ELEVATION 1/4" = 1'-0" 3



BUILDING B - (P) NORTH ELEVATION 1/4" = 1'-0" 1

KEY NOTES

1 EXISTING METAL PANEL WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE

2 EXISTING BOARDED UP WINDOW FRAME

3 EXISTING DECORATIVE METAL CORNICE , TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH

4 EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH

5 EXISTING METAL CANOPY TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH.

6 EXISTING SINGLE PANE NON-TEMPERED GLAZING TO BE REMOVED AND REPLACED WITH NEW TEMPERED GLAZING IN EXISTING METAL FRAME

7 EXISTING WINDOW TO BE REMOVED

8 EXISTING ELECTRICAL LINES AND BOXES TO BE REMOVED

9 EXISTING METAL SECURITY GATE TO BE REMOVED

10 NEW TEMPERED GLAZING TO BE INSERTED IN EXITING METAL FRAME

11 NEW DOOR

12 NEW VERTISTACK GARAGE DOOR

13 NEW GROUND MOUNTED QUEUE LINE RAILING

14 BRANDING SIGN

15 ORDER COUNTER

16 NEW PAINT ON ENTIRE STRUCTURE

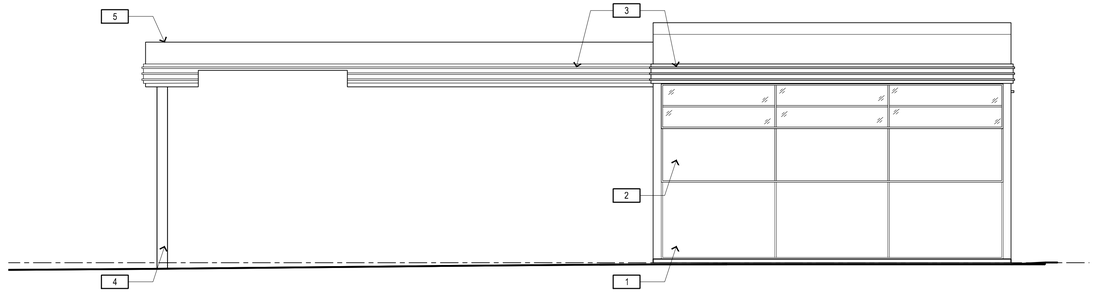
17 NEW SEATING AREA BOOTH

18 NEW METAL PANEL WALL INFILL

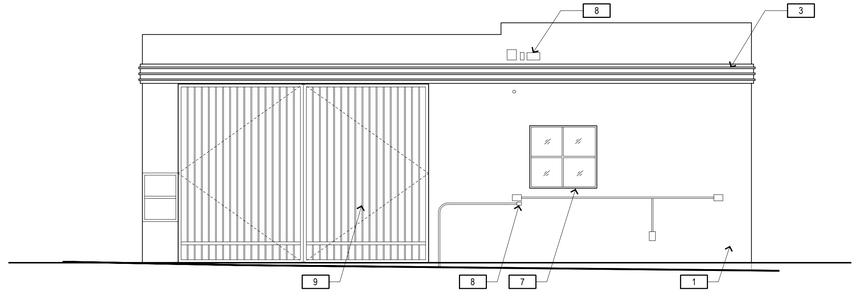
19 NEW DELINEATION STRIP, MARKING ORIGINAL ARCHITECTURAL FEATURES NOW INFILLED

20 NEW RESTORED MISSING METAL CORNICE PIECE, TO MATCH ORIGINAL

21 EXISTING METAL ARCHITECTURAL FEATURE TO REMAIN

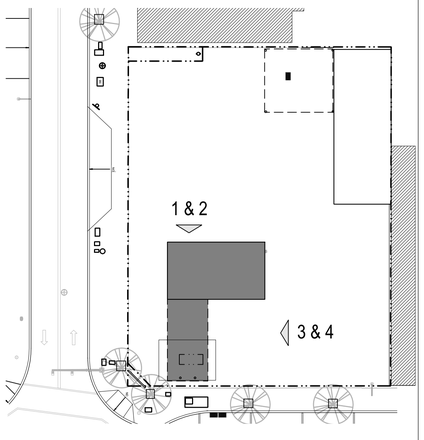


BUILDING B - (E) EAST ELEVATION 1/4" = 1'-0" 4



BUILDING B - (E) NORTH ELEVATION 1/4" = 1'-0" 2

SITE KEY PLAN

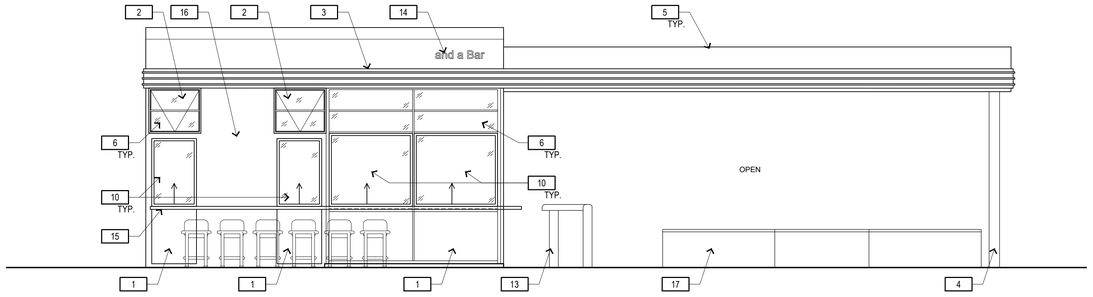


THE WIN-DOW

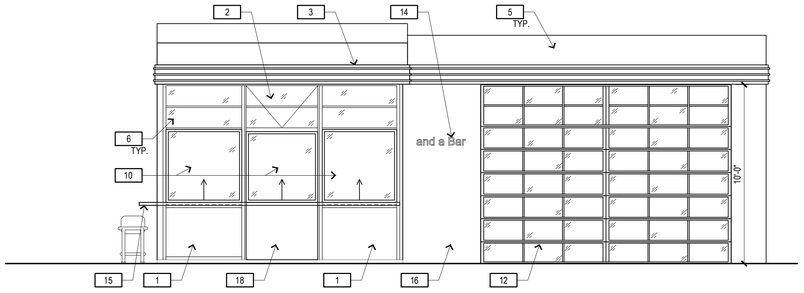
AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

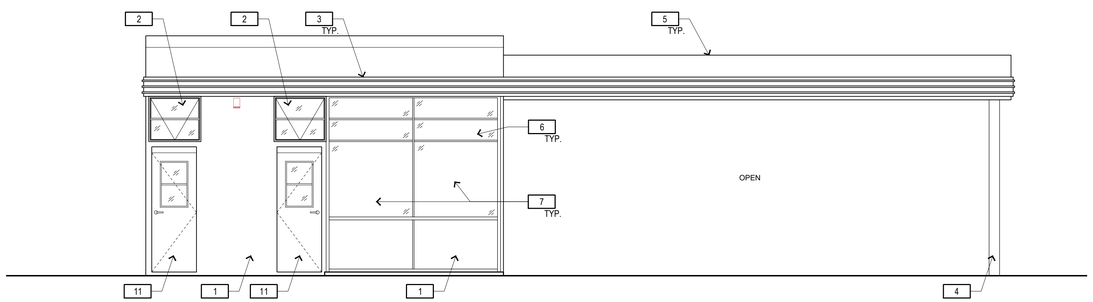
Architecture. Design. Relationships.
www.aoarchitects.com



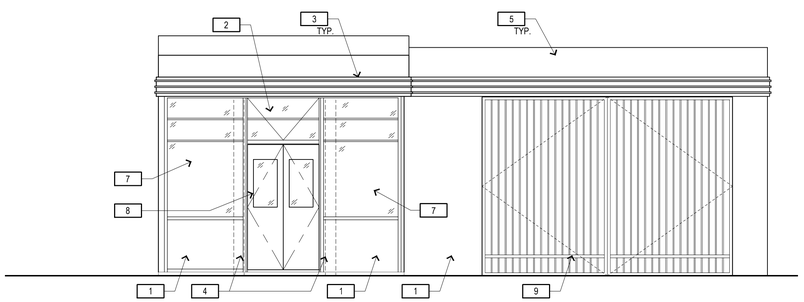
BUILDING B - (P) WEST ELEVATION 1/4" = 1'-0" 3



BUILDING B - (P) SOUTH ELEVATION 1/4" = 1'-0" 1



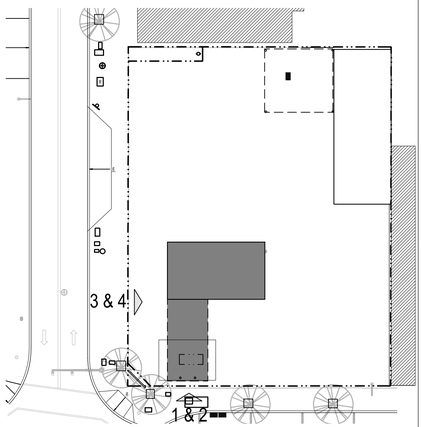
BUILDING B - (E) WEST ELEVATION 1/4" = 1'-0" 4



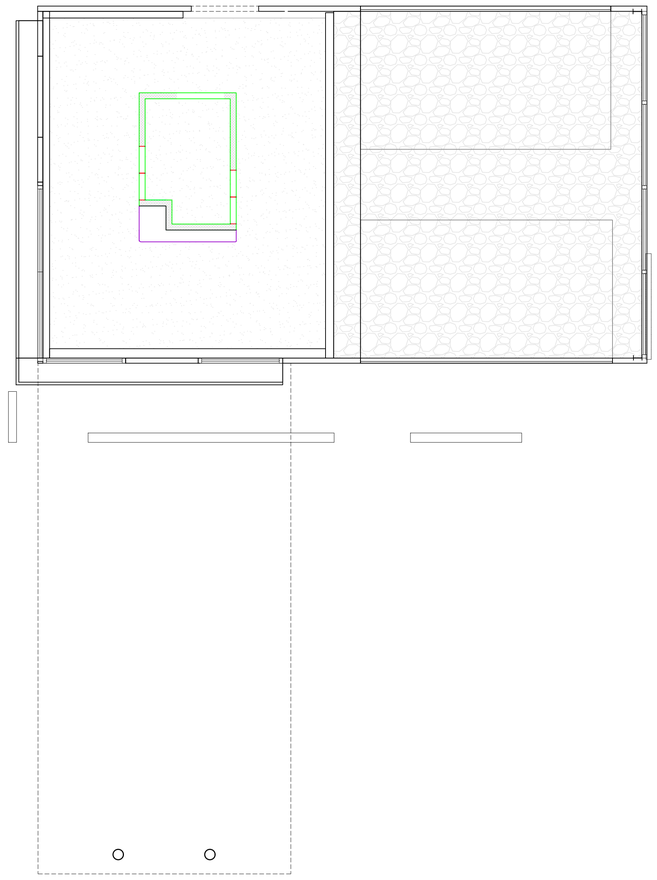
BUILDING B - (E) SOUTH ELEVATION 1/4" = 1'-0" 2

KEY NOTES

1. EXISTING METAL PANEL WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE
2. EXISTING HOPPER STYLE WINDOW TO REMAIN
3. EXISTING DECORATIVE METAL CORNICE , TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
4. EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
5. EXISTING METAL CANOPY TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH.
6. EXISTING SINGLE PANE NON-TEMPERED GLAZING TO BE REMOVED AND REPLACED WITH NEW TEMPERED GLAZING IN EXISTING METAL FRAME
7. EXISTING WINDOW GLAZING TO BE REMOVED
8. EXISTING DOORS TO BE REMOVED AND STORED ON SITE IN CLEAN AND DRY AREA. TO BE PROTECTED
9. EXISTING METAL SECURITY GATE TO BE REMOVED
10. NEW TEMPERED SINGLE HUNG WINDOW TO BE INSTALLED BEHIND EXISTING METAL DOOR FRAME.
11. EXISTING NON-HISTORIC DOORS TO BE REMOVED
12. NEW VERTISTACK GARAGE DOOR
13. NEW GROUND MOUNTED QUEUE LINE RAILING
14. BRANDING SIGN
15. ORDER COUNTER
16. NEW PAINT ON ENTIRE STRUCTURE
17. NEW SEATING AREA BOOTH
18. NEW METAL PANEL WALL INFILL

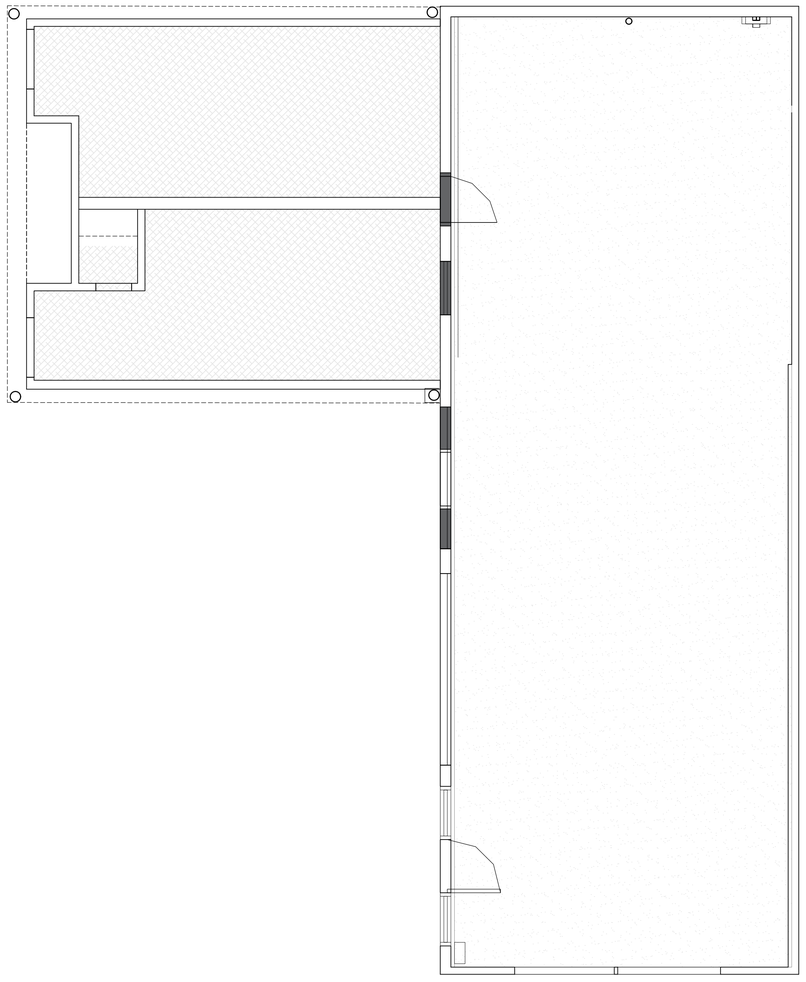


SITE KEY PLAN



TRUE NORTH

PROPOSED BUILDING 'B' FINISH FLOOR PLAN 1/4" = 1'-0" 2



TRUE NORTH

PROPOSED BUILDING 'A' FINISH FLOOR PLAN 1/4" = 1'-0" 1

LEGEND

NEW SEALED CONCRETE

EPOXY FLOORING

EXTERIOR PAVERS- ORCA BRICK CLAY; DUNE

CMU WALL

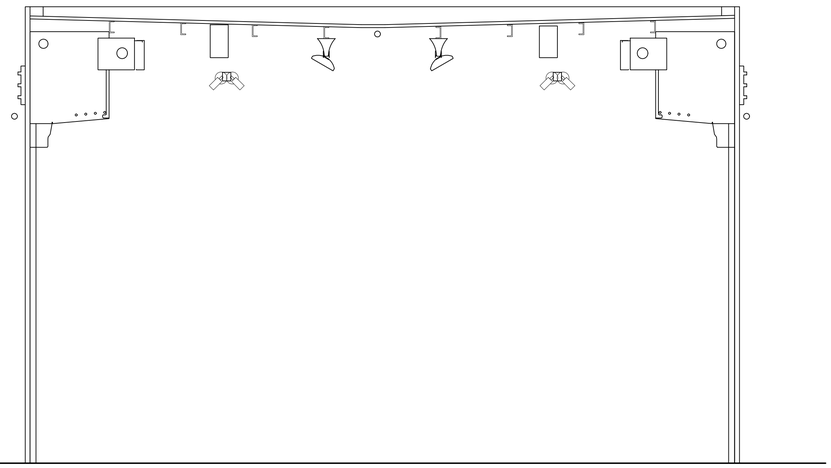
THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

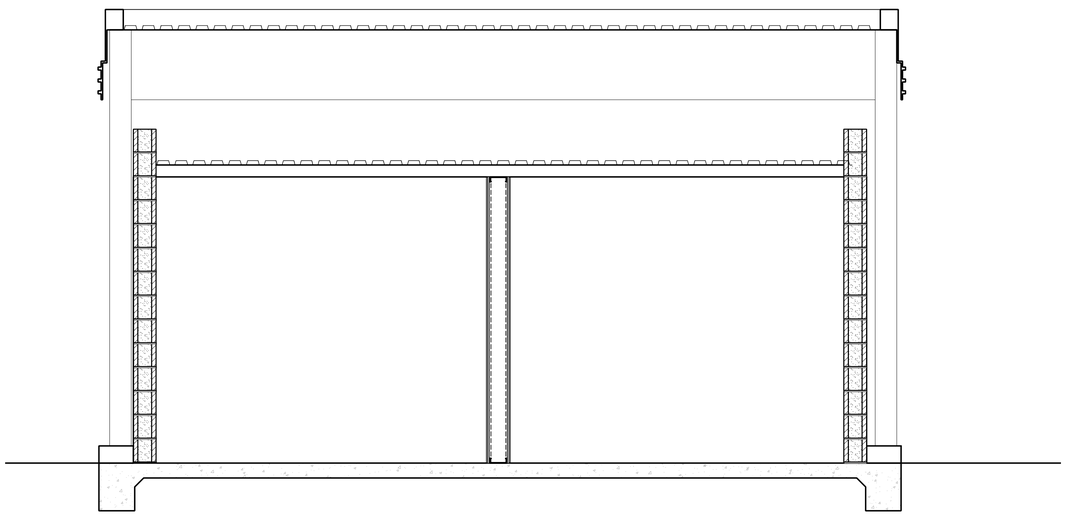
237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.

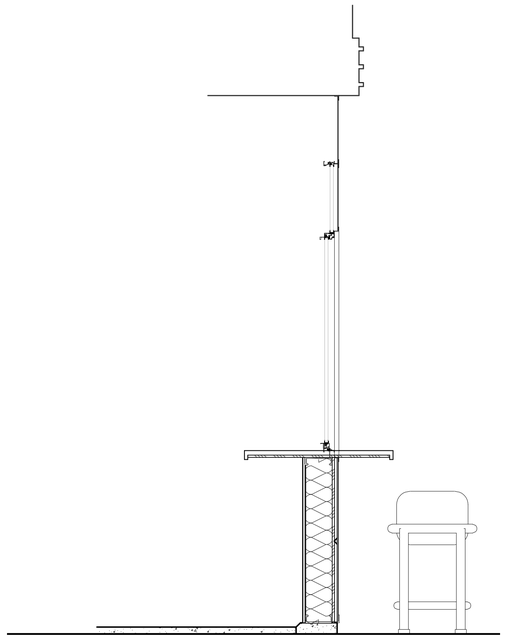
www.aoarchitects.com



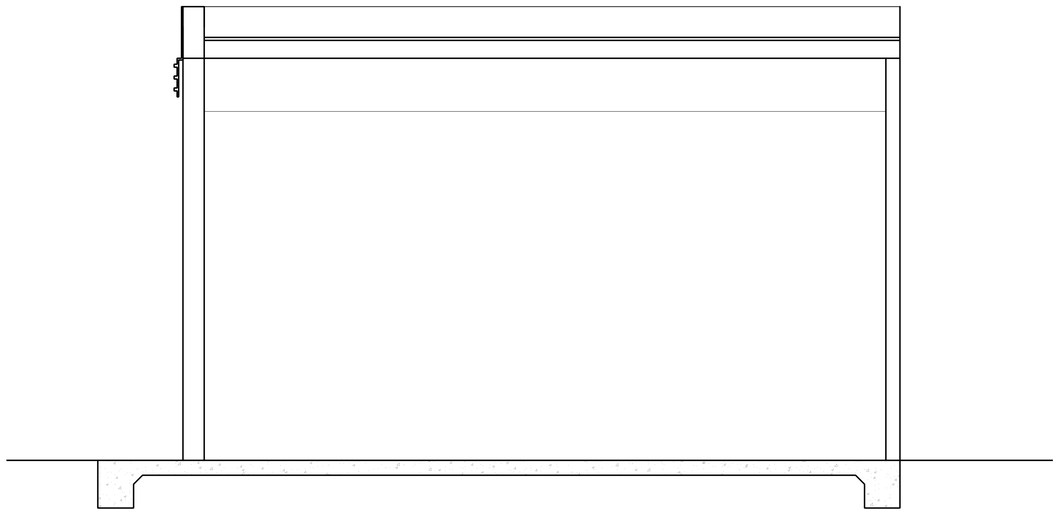
SECTION AT BAR PATIO 1/2" = 1'-0" 4



SECTION AT RESTROOMS 1/2" = 1'-0" 2



WALL SECTION AT BAR WINDOW 3/4" = 1'-0" 3



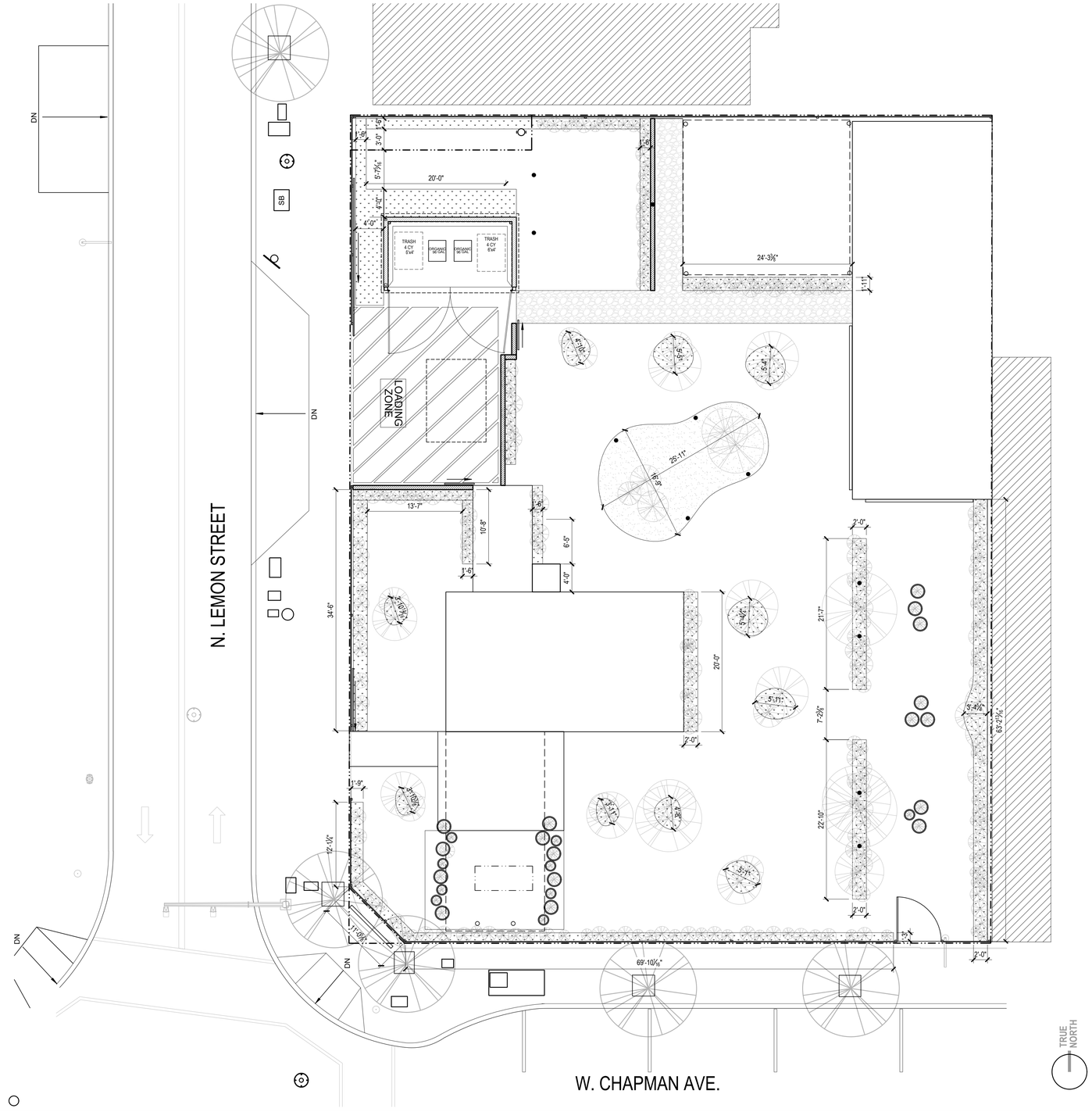
SECTION AT KITCHEN 1/2" = 1'-0" 1

KEYNOTES

THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW
237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.
www.aoarchitects.com



KEY	TYPE	NAME	DESCRIPTION	QTY	SIZE
A	TREE	ACACIA STENOPHYLLA	MED. WILLOW-LIKE	6	2'-0"
B	TREE	AGONIS FLEXUOSA	LARGE WILLOW-LIKE	6	2'-0"
C	TREE	ACACIA KOA	LARGE TREE W/ GREEN LEAVES	3	2'-0"
D	TREE	BRACHYCHITON POPULNEUS	LARGE TREE W/ GREEN LEAVES	5	2'-0"
E	TREE (PALM)	PHOENIX ZAHIDI			
F	TREE (PALM)	WASHINGTONIA	TALL PALM TREE	12	12'-0"
G	TREE (PALM)	BISMARCKIA NOBILIS	SILVER LEAFED	8	ROOT
H	TREE (PALM)	CHAMAEROPS	SMALL LEAFED	12	15 GAL
I	TREE (PALM)	LIVISTONA DECORA-RIBBON PALM	LARGE PALM	6	BARE ROOT
J	TROPICAL FOLIAGE	ALOCACIA CALIDORA	ELEPHANT EAR	12	5 GAL
K	TROPICAL FOLIAGE	STRELITZIA NICOLAI	BIRD OF PARADISE	4	15 GAL
L	TROPICAL FOLIAGE	FICUS 'ALL GOLD'	FOLIAGE PLANT	6	3 GAL
M	TROPICAL FOLIAGE	HEDUCHIUM-GINGER	FOLIAGE PLANT W/ FLOWER	12	15 GAL
N	TROPICAL FOLIAGE	BANANA-DWARF	FOLIAGE PLANT	6	15 GAL
O	TROPICAL FOLIAGE	MONSTERA	FOLIAGE	6	3 GAL
P	TROPICAL FOLIAGE	DRACEANA	SCULPTURAL FOLIAGE	6	15 GAL
Q	TROPICAL FOLIAGE	SYNGONIUM CHIAPENSE	GROUND COVER	8	3 GAL
R	TROPICAL FOLIAGE	YUCCA JEWEL	PALM-LIKE SHAPED YUCCA	6	25 GAL
S	TROPICAL FOLIAGE	ARENGA ENGLERI	SMALL FOLIAGE PALM	6	15 GAL
T	TROPICAL FOLIAGE	SYAGRUS WEDDELLIANA	SMALL FOLIAGE PALM	18	15 GAL
U	TROPICAL FOLIAGE	TRACHYCARPUS	SMALL FOLIAGE PALM	12	5 GAL
V	TROPICAL FOLIAGE	LEPIDOZAMIA PEROFFSKYANA	CYCAD	12	15 GAL
W	FLOWERING SHRUB	HIBISCUS	FLOWERING SHRUB	6	5 GAL
X	FLOWERING SHRUB	HESPERALOE	GRASS-LIKE FLOWERING PLANT	30	5 GAL
Y	FLOWERING SHRUB	GREVILLEA	FLOWERING SHRUB	4	25 GAL
Z	GRASS/GRASS-LIKE	LOMANDRA	GRASS-YELLOW	30	3 GAL
AA	GRASS/GRASS-LIKE	LOMANDRA	GRASS	30	5 GAL
BB	GRASS/GRASS-LIKE	LOMANDRA	GRASS-SILVER	30	5 GAL
CC	GRASS/GRASS-LIKE	ISCHYROLEPIS SUBVERTICILLATA	GRASS	6	5 GAL
DD	GRASS/GRASS-LIKE	ACORUS	SHORT GRASS GROUNDCOVER	40	1 GAL
EE	GRASS/GRASS-LIKE	SESLERIA	SHORT GRASS GROUNDCOVER	50	1 GAL
FF	GRASS/GRASS-LIKE	MUHLEBERGIA	GRASS	16	1 GAL

LANDSCAPE KEY

POTTED PLANTS WITH IRRIGATION

IN GROUND LANDSCAPE PLANTER WITH BROWN MULCH

BROWN BARK MULCH NUGGETS

EXTERIOR PAVERS- ORCA BRICK CLAY; DUNE

BOCCI BALL PIT

CMU WALL

PROPOSED LANDSCAPE PLAN 1/8" = 1'-0" (1)

LEGEND

THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.
www.aoarchitects.com



PROPOSED HEATER & UMBRELLA PLAN 1/8" = 1'-0" (1)

1

KEY NOTES

NEW GROUND MOUNTED HEATERS W/ HEAT SPREAD

NEW CEILING MOUNTED LINEAR HEATERS W/ HEAT SPREAD

NEW WALL MOUNTED HEATERS W/ HEAT SPREAD

MOVABLE UMBRELLAS

CMU WALL

LEGEND

THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.
www.aoarchitects.com

13



1 LOW LANDSCAPE LIGHT

2 TIVOLI STRING LIGHTS

3 OUTDOOR WALL SCONCE

4 OUTDOOR LED TAPE LIGHT

5 CANOPY MOUNTED MISTERS

KEY NOTES

LOW LANDSCAPE LIGHT

TIVOLI STRING LIGHTS

OUTDOOR WALL SCONCE

OUTDOOR LED TAPE LIGHT

PROPOSED SITE LIGHTING PLAN

1/8" = 1'-0"

(1) LEGEND

THE WIN~DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

Architecture. Design. Relationships.

www.aoarchitects.com



STREET SIDE VIEW SOUTH ELEVATION



BLDG. 'B' NORTH EAST ELEVATION



BLDG. 'A' WEST ELEVATION



STREET SIDE VIEW WEST ELEVATION



BLDG. 'B' SOUTH EAST ELEVATION



BLDG. 'A' SOUTH ELEVATION



A



B



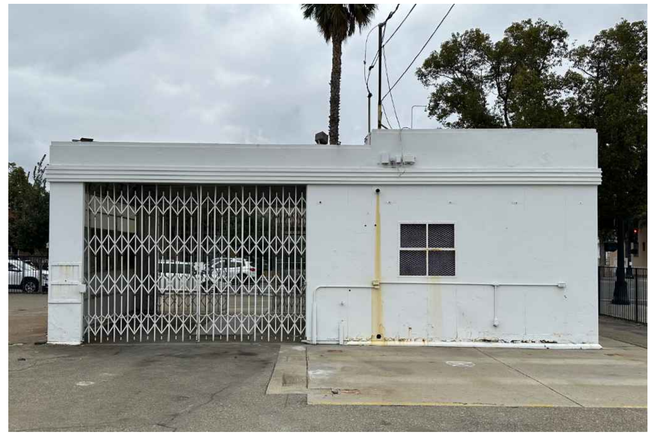
C



D



E



F



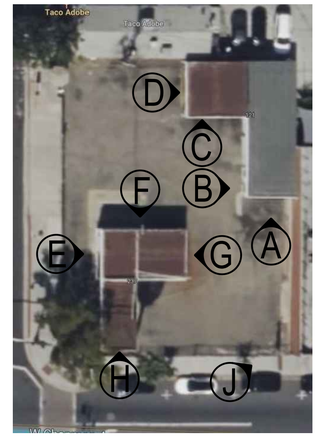
G



H



J



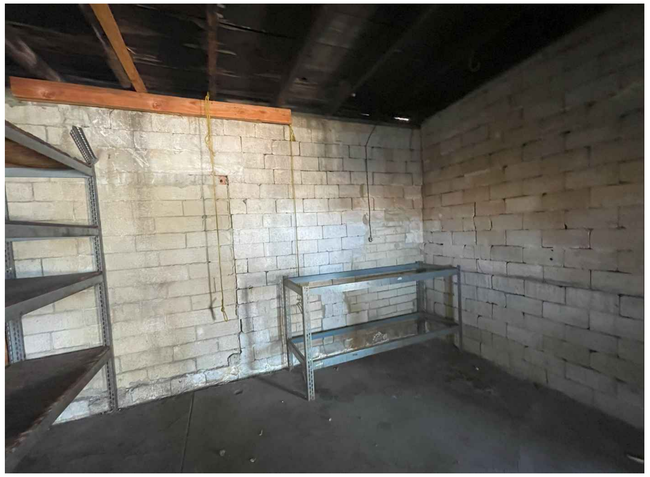
LEGEND



A



B



C



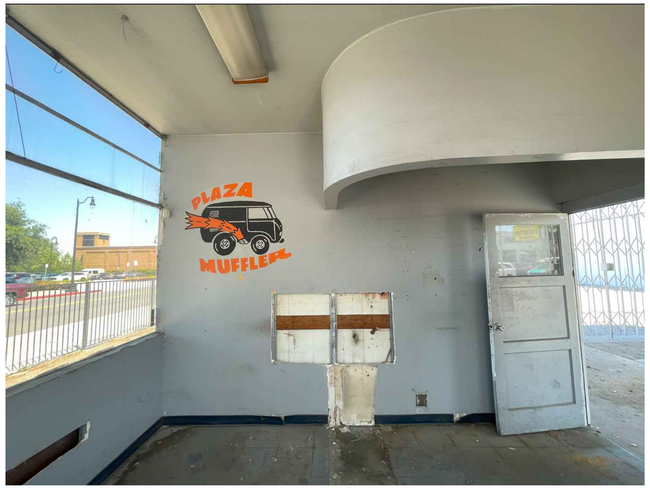
D



E



F



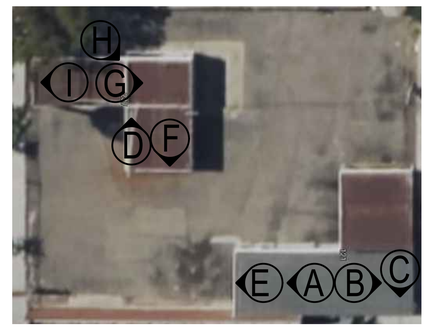
G



H



I



LEGEND

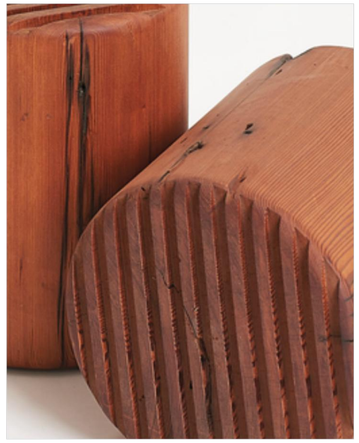
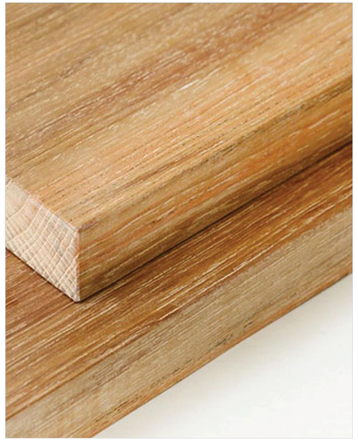




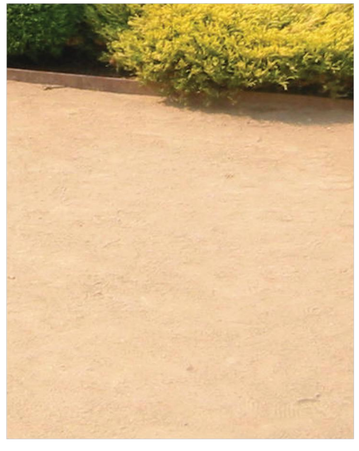











APPENDIX C

DEPARTMENT OF PARKS AND RECREATION FORM (2005)

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

Primary # 30-159845
HRI # 039211, 111526
Trinomial ORA
NRHP Status Code 1D
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

P1. Other Identifier: See B13 Remarks

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 237 - W CHAPMAN AVE ,# **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' mE/ mN

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Metal siding

This structure consists of two projecting bays, each supported by columns. The roof of each of these bays is in the curvalinear style with banding typical of Moderne structures.

***P3b. Resource Attributes:** (HP6)--Commercial building
(List attributes and codes)

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: 2005
(View, date, accession #)



***P6. Date Constructed/ Age and Source:**

1925

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

May, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

***Required Information**

State of California - The Resources Agency **Primary #** 30-159845
DEPARTMENT OF PARKS AND RECREATION **HRI #** 039211, 111526
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 1D

***Resource Name or #:** (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

B1. Historic Name: Super Service Station

B2. Common Name:

B3. Original Use: COM **B4. Present Use:** COM

***B5. Architectural Style:** Art Moderne

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1925 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Gas station

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

What is currently an auto repair shop was originally a small gas station and, in fact, one of the first in Orange. This originally served several businesses, including the Super Service Station and California Tire Credit Service.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

Previously known in 1997 listing as: 235-237 W. Chapman.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

*Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: OTMIX-15 **# of Buildings:** 1

Planning Zone: SP **# of Stories:** 1

Lot Acre: 0.2544 **# of Units:** 1

Principal Building Sqft: 1100



B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

144 N. Orange Street, Orange, CA 92866 T 714.639.9860 aoarchitects.com

Architecture. Design. Relationships.

November 14, 2025

The Win~Dow and a Bar (Restaurant) – Orange

Location: 237 W Chapman Ave, Orange, CA

Re: Project Narrative

American Gonzo Restaurants (AGR) is proposing to locate their newest restaurant in Old Towne Orange. The emerging restaurant concept was established in 2019 in Venice Beach and has successfully opened four locations across the southland with a desire to bring their fifth location to Orange.

The fast-casual concept is a destination for classic smash burgers and fried chicken sandwiches with an iconic walk-up ordering and pick-up window akin to food service in beach-like settings. It is known as an all-age welcoming establishment in a 'pull-up-a-stool' casual environment setting. The location selected is the former site of the now Historically registered Hoffman Radiator in Old Towne Orange and is of particular interest to AGR The uniqueness of the site provides the brand with an opportunity for a much larger park-like setting with alfresco casual dining and light recreation.

This space has been vacant for many years and is a key location serving as a welcoming gateway to Old Towne Orange. The two existing buildings will house the main kitchen and food production operations (Building A), while the smaller service building will operate as a full bar (Building B) with the approval of liquor sales, as part of this project's submittal scope. There are no interior guest dining spaces, apart from the covered open-air canopies that will remain in-place. The adaptive re-use or change of use does require a proposed third structure to be added to the site to house guest restrooms.

The project consists of an adaptive re-use of the two existing 1925 buildings. Building A is a masonry/wood service bay type building and Building B is a steel panel frame 'service station'. Both are equipped with large overhead metal canopies that formerly served as exterior automotive service bays. As a contributing property to the City of Orange Historic districts, it is important to the client and design team that the historic nature and art deco architectural style be preserved, and re-use of the site be handled with care while celebrating the essence of the long-standing operation as an automotive repair shop for most of its 100 years of existence.

A full historical assessment has been conducted highlighting key architectural features that are to remain or be carefully modified to allow for this change of use without disrupting the significant character of the site or structures therein. The Secretary of Interiors Guidelines are adhered by rigorous review and design influence from Historic Resources Group (HRG), a respected consultant by the City of Orange Planning Department. The remainder of the site transformation from a service lot to pedestrian centric dining 'park' is key to the site improvement scope.

The proposed design consists of a fully gated space with lush inground landscaping, dining amenities such as umbrellas, lighting, play area for children as well as a small bocce ball court. In addition, the

project proposes; minor grading, code required improvements, utilities upgrades, New Trash enclosure and a re-use of the existing vehicular entry drive for delivery and trash pick-up. Parking is not a part of this scope as the project falls within the Old Towne District under the current zoning ordinance thus, onsite parking is not required.

This property is located within the Santa Fe Depot Specific Plan and adheres to those objectives, policies and guidelines through thoughtful adaptive reuse, placemaking and community services and programs beyond a typical fast-casual restaurant establishment. Incorporating historic rehabilitation to protect the historic environment of the site and implementing modern sustainable environmental practices will make this project a true place maker that will boost community synergy at the gateway to our beloved Old Towne Orange.

Architectural Basis of Design

The Site is considered a Contributing Site of historical significance as it is located within the City of Oranges' three Historical District Overlays:

- Plaza Historic District
- Local Old Towne Historic District
- Old Towne Orange Historic District

All efforts will be made to conform to the City of Orange Historic Review and Historic Preservation Design Standards (HPDS) where applicable. HRG has been engaged to review and guide the project through the proper approach to historic renovations/rehabilitation for adaptive re-use. Historically significant elements that contribute to the former use and historic past will be carefully considered and the design solutions proposed will align to minimize impact to the historical property and historical features.

<u>Windows and Doors</u>

Existing fenestration structure will remain intact or modified within the approved governing guidelines. The key elevations will remain in close-to-existing conditions with modifications specifically due to energy code and adaptive re-use needs for food service use. These modifications include insulated glass within existing steel trim windows/doors with new operable windows that complement the existing building elements.

Roll-up doors will be proposed in the southwest Building B Easterly canopy (former repair bay) to replace the security gates that were added more recently than the original buildings construction. The proposed doors will be specified to be reminiscent of automotive roll-up glass and metal doors appropriate in automotive use. A similar application was successfully utilized at Philz Coffee in Old Towne orange.

Exterior Finishes:

Exterior finishes will remain intact and be properly rehabilitated to seal the building from weather and energy efficiency to meet the strict State of California Cal Green requirements. The Art-deco style will remain intact and hold as significant to the existing architectural design of the structures. Rehabilitation will repair damaged areas and structures painted within a similar color palette maintaining the existing look and feel of the site.

Site:

Intentional transformation for the grounds includes a minimalist design approach utilizing decomposed granite surfacing, preservation of some, but not all, existing concrete pads where accessibility is achievable. The empty lift pit will remain under the southwest canopy of Building B to preserve the narrative of the historic use of the site.

Mechanical Equipment:

New condenser units for Building A will be ground mounted and screened to maintain roof parapet heights thus do not require roof screening. Building B will have a new roof equipment platform on the lower east side of the roof and screened to meet planning view requirements. The screen will be constructed in similar materials, color and architectural style to complement the existing art-deco language.

Please refer to the design drawings and details as well as the Historical Assessment report for further information surrounding Basis of Design.

The Win~Dow and a Bar – Orange; Use Narrative

From its inception in 2019, The Win~Dow has existed as a casual smash-burger concept that originated as a side product of the higher-end steakhouse American Beauty in Venice, CA. Its primary value revolves around providing high-quality, affordable food within a community-focused, unpretentious environment. The inclusion of a full-service bar is unique to this location and provides a synergetic 'oasis' to the large quarter acre outdoor venue. The space embraces an all-ages destination with play areas and light recreation, creating an almost park-like setting for everyday use and serving as a potential private special event venue.

The proposed space would operate seven days a week with closures limited to certain holidays or public closures during special events such as corporate events buy-outs.

Dining is primarily alfresco (outdoor) with some seating under existing canopies with provisions of movable umbrellas and heaters throughout.

Seating Counts:

Table seating: 225
Bar Seating: 16
Fire Pit Seating: 24

Activities:
Activities include fire pits, a play area for children/parents, and a ping-pong table further defining the space as an interactive park-like setting.

There is the desire to have low level music that meets the sound ordinance in the Downtown district restrictions. Potential low volume acoustic live music may be a consideration as well.

Operations:
The gated perimeter will have three main access points one at the existing location on Chapman and two added to the Lemon St side. These access gates are intended to remain fully open during operating hours.

The Restaurant will provide the traditional Win~Dow menu offerings and operate as a walk-up order and pick-up point on the south end of Building A. The bar building will have operable windows that allow for walk up service as well as bar seating with direct service.

Hours of Operation:
Restaurant:
Sunday-Thursday: 10 am – 11 pm
Fridays/Saturdays: 10 am – 12 am

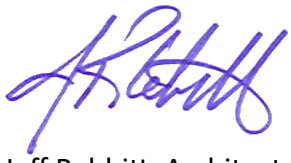
Hours of Alcohol Service:
Same as above.

Employee Count:
Expected number of employees per shift: 20 employees
Expected number of employees total: 70 - 75 employees

Alcohol management:
How alcohol will be displayed on premise: Back Bar Display
How alcohol will be stored on premise: In beer cooler + liquor storage

AGR and AO Architects appreciate the time the city has provided this project and the team of professionals to ensure the design is developed and aligned with the input from the City of Orange's planning department. This collective effort is leading toward a dynamic destination-centric project that would be a great addition to the Old Towne Orange Plaza and historical community fabric.

Respectfully:



Jeff Rabbitt, Architect
AO Architects

Historic Site Photo Texaco Station 1935



March 2, 2026

TJW Engineering, Inc.
Traffic | Transportation | Lighting
Engineers • Planners • Designers

Mr. Jeff Rabbitt
AO ARCHITECTURE
174 South Orange Street
Orange, CA 92866

SUBJECT: The Win Dow Trip Generation Analysis, City of Orange

Dear Mr. Rabbitt,

TJW Engineering, Inc. (TJW) is pleased to submit this Trip Generation Analysis for the proposed project at the northeast corner of Chapman Avenue and Lemon Street in the City of Orange. The proposed project is for the redevelopment and adaptive re-use of a previous parking lot to a restaurant/bar land use with a walk-up restaurant and a small bar. Previously, the site was an automobile repair shop with two buildings totaling 1,700 sq ft. The purpose of this memorandum is to summarize the project's net increase in trips generated.

Proposed Project

The site for the proposed project is located at the northeast corner of Chapman Avenue and Lemon Street in the City of Orange. Previously, the site contained a 1,700 sq ft automobile repair shop. The proposed project is for redevelopment and adaptive re-use of the site to a restaurant/bar land use with a walk-up restaurant and a small bar. Additionally, the site will contain an outdoor area with a kids play area, ping pong tables, firepits, and seats which will be used for social gatherings. The hours of operation will be from Sunday - Thursday 10am – 11pm and Friday – Saturday from 10am – 12 am. A site plan is attached for reference.

Site access will be provided via one entrance on N Lemon Street and one entrance on Chapman Avenue.

Trip Generation Analysis

The trip generation for the proposed project was developed based on the *City of Orange Traffic Impact Assessment Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (July 2020). Per traffic impact assessment guidelines, land uses that generate less than 100 peak hour trips will not require a traffic circulation analysis.

The trip generation for the existing building was determined using the *Institute of Transportation Engineers (ITE) Trip Generation Manual* (12th Edition, 2025). The existing building is an automobile repair shop with two buildings totaling 1,700 sq ft. Trip generation volumes for the existing building are determined using the

Automobile Parts and Service center Land Use Code 943. The existing building is expected to generate 28 daily trips, 3 AM peak hour trips, and 4 PM peak hour trips. **Table 1** shows the trip generation for the existing building.

Table 1
Existing Trip Generation

Existing Land Use[1]	ITE Code	Qty	Unit[2]	Daily		AM Peak Hour					PM Peak Hour				
				Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
								In	Out	Total			In	Out	Total
Automobile Parts and Service Center	943	1.7	TSF	16.6	28	1.91	72:28	2	1	3	2.06	39:61	2	2	4

1: Trip generation and pass-by rates from ITE Trip Generation (12th Edition, 2025).
2: TSF= Thousand Square Feet.

The *Transportation Engineers (ITE) Trip Generation Manual* (12th Edition, 2025) does not include a land use code that specifically matches the description of the proposed project. However, given the project's emphasis on social gathering in addition to selling alcoholic beverages, the ITE Land Use for Brewery Tap Room (land use code 971), will best represent the proposed project's bar portion. According to the description for Brewery Tap Room, the land use is typically used for a designated area found in conjunction with a brewery and sells beer or related products directly to the customers in addition to housing social gatherings. This closely relates to our project description. Additionally, the proposed project also includes a restaurant portion with two windows dedicated to order and pickup. *ITE* does not include a land use code that matches directly with the project's restaurant description. However, ITE Land Use for Fast-Food Restaurant without Drive-Thru (land use code 933) has similarities in description to the restaurant portion of the proposed project as patrons for both will generally order from a menu board and pay before receiving the meal in addition to not offering table service. The proposed project is expected to generate a total of 598 daily trips, 53 AM peak hour trips, and 56 PM peak hour trips. **Table 2** shows the trip generation for the proposed project.

Table 2
Proposed Project Trip Generation

Proposed Land Use[1]	ITE Code	Qty	Unit[2]	Daily		AM Peak Hour					PM Peak Hour				
				Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
								In	Out	Total			In	Out	Total
Brewery Tap Room	971	0.645	TSF	61.69	40	0.68	88:12	0	0	0	9.83	59:41	4	2	6
Fast-Food Restaurant without Drive-Through Window	933	1.349	TSF	413.41	558	39.55	45:55	24	29	53	36.73	48:52	24	26	50

Results	Daily Volume	AM Peak Hour	In	Out	Total	PM Peak	In	Out	Total
Net Total	**598**		**24**	**29**	**53**		**28**	**28**	**56**

1: Trip generation and pass-by rates from ITE Trip Generation (12th Edition, 2025).
2: TSF= Thousand Square Feet.

Summary

This memorandum provides an overview of the trip generation analysis for the comparison of the existing building and the proposed project. Based on the new proposed project, the peak hour trip generation is expected to generate an addition 50 trips in the AM peak hour and an additional 52 trips in the PM peak hour. The *City of Orange Traffic Impact Assessment Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (July 2020) states that projects that generate less than 100 peak hour trips are exempt from a traffic impact analysis. Since the proposed project will generate less than 100 peak hour trips, a traffic impact analysis will not be needed.

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,

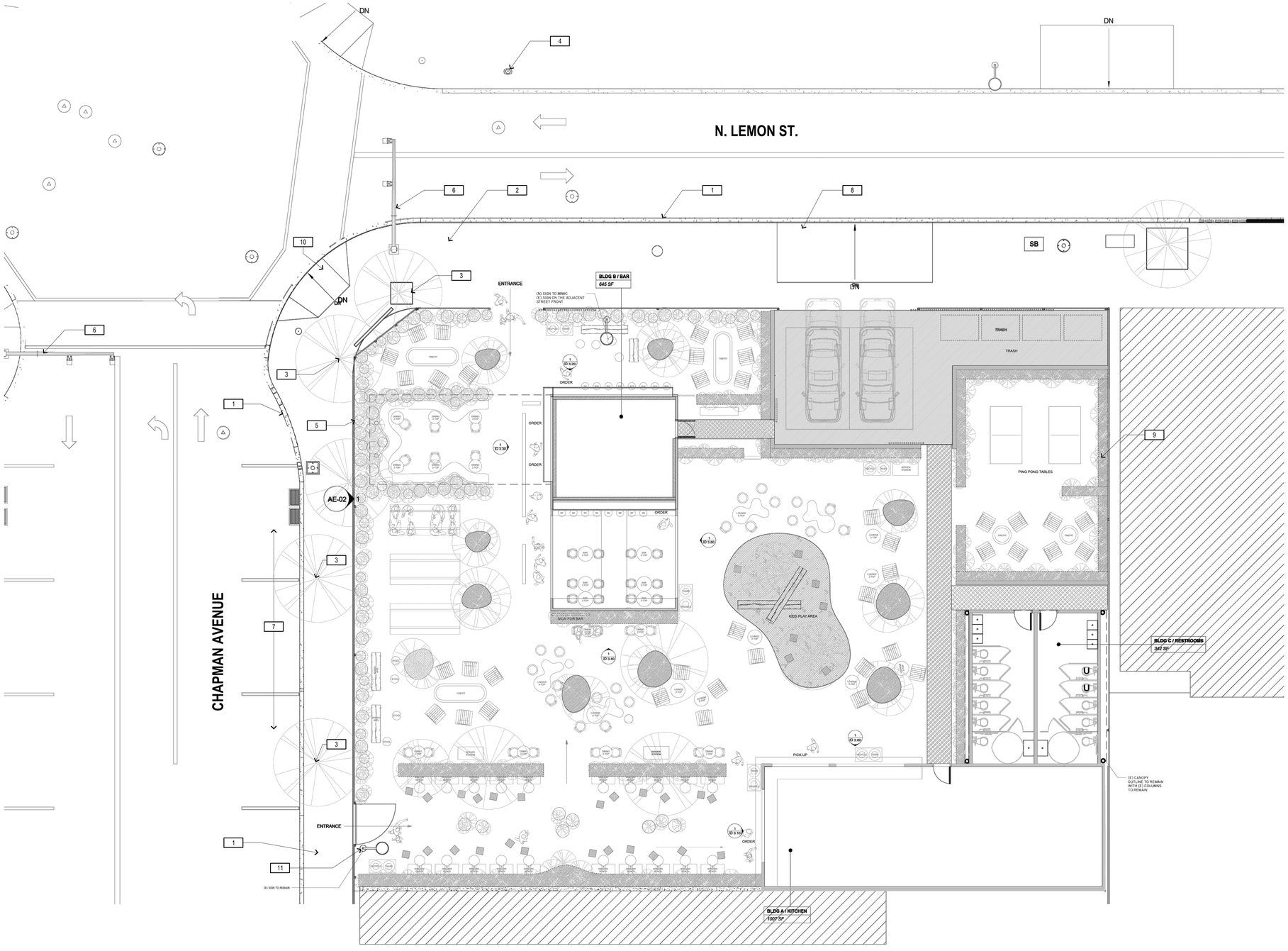
Thomas Wheat, PE, TE
President
Registered Civil Engineer *#69467*
Registered Traffic Engineer *#2565*





David Chew, PTP
Transportation Planner

Tiffany Chang
Assistant Transportation Planner



KEYNOTES

1 EXISTING CURB

2 EXISTING SIDEWALK

3 EXISTING STREET TREES TO REMAIN

4 EXISTING FIRE HYDRANT

5 EXISTING PLANTER

6 EXISTING STREET LIGHT

7 EXISTING PARKING SPACE(S) TO REMAIN

8 EXISTING CURBCUT

9 EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN

10 EXISTING CURB RAMP

11 EXISTING OVERHEAD SIGN TO REMAIN

TRUE NORTH

½" 0 1' 2' 4' 8' 12' 16'

THE WIN-DOW

AMERICAN GONZO - THE WIN~DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

PROPOSED OVERALL SITE PLAN

Architecture. Design. Relationships.

www.aoarchitects.com

02

Job No. 2024-1055

Date: 2025-0X-XX

HISTORIC RESOURCES GROUP

556 S Fair Oaks Ave, Suite 101-514
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

MEMO

TO: AO
ATTN: JEFF RABBITT
RE: 237 WEST CHAPMAN AVENUE
DATE: JANUARY 14, 2026

Introduction

This memorandum (Memo), prepared by Historic Resources Group, LLC (HRG), is in reference to City of Orange (City) Design Review Committee (DRC) case no. DRC25-0025. The purpose of this Memo is to support certification of a project (Project) that would rehabilitate and adaptively reuse the superstation at 237 West Chapman Avenue (Project Site) as a restaurant and bar (The Win-Dow).

The superstation is composed of two one-story utilitarian buildings: a 1924 auto services building with an attached canopy added between 1939 and 1947 (Building A) at the rear (northeast corner) of the Project Site; and a 1924 filling station with two attached canopies added between 1939 and 1947(Building B) at the front (southwest corner) of the Project Site.

237 West Chapman Avenue is a contributing property in the Old Towne Orange Historic District, which is listed in the National Register of Historic Places and the California Register of Historical Resources; and the locally designated Old Towne Orange Local Historic District. Therefore, the Project is subject to review for conformance with the Secretary of the Interior's Standards for Rehabilitation and the Guidelines for Rehabilitation, and the City's Historic Preservation Design Standards. 237 West Chapman Avenue is also located within the City of Orange Santa Fe Depot Specific Plan area. Therefore, the Project is subject to review for conformance with the Santa Fe Depot Specific Plan's Design Guidelines for Historic Buildings.

The Project includes the adaptive reuse of Building A as a kitchen and construction of restrooms beneath the canopy attached to its west (North Lemon Street) façade. In order to

accommodate these uses, the Project requires the installation of roof-mounted mechanical equipment. To ensure that the equipment is fully concealed from view from the public right-of-way, a rooftop mechanical screen is proposed. This Memo is in response to comment no. 073, received from the City, which pertains to the screen:

> Per the Historical [sic] Preservation Design Standards, roof mounted equipment can only be permitted if the screening is original. Please consider other locations for mechanical equipment. If there are no other options, please have the historical consultant provide a memo/statement to justify the location and the appropriate design of the screening.

As part of the analysis applied in this Memo, HRG reviewed technical drawings of the proposed screen provided by AO on January 6, 2026. Analysis in this Memo is based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Orange; and was performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic Preservation Specialist, of HRG. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards for their respective fields.

Description of Project Site

Buildings A and B are freestanding one-story, L-shaped utilitarian buildings arranged around an irregularly-shaped asphaltic surface parking lot. Building A is located at the rear (northeast corner) of the Project Site. It has concrete block perimeter walls finished with smooth cement plaster and a low-pitched roof concealed by a shallow flat parapet and adorned with a Streamline Moderne stepped metal cornice. On the west (North Lemon Street) façade, there is an attached metal canopy. Building B is located at the front (southeast corner) of the Project Site. It has metal panel perimeter walls and two attached canopies—on its south (West Chapman Avenue) and east façades—that are of similar design to the canopy on Building A.

Analysis

The Project would adaptively reuse Building A as a kitchen and construct restrooms beneath its attached canopy. To accommodate these new uses, the Project requires roof-mounted mechanical equipment on the building which would not extend to the canopy. The equipment would be fully concealed from view from the public right-of-way behind a mechanical screen. While alternative equipment locations were studied, they were deemed infeasible due to site constraints, including the proposed conversion of the existing parking lot between Buildings A and B into a seating and recreation area, as well as dedicated space for back-of-house operations such as loading and trash collection.

The Historic Preservation Design Standards state that "Roof-mounted equipment is only appropriate on flat roofs with existing parapet walls to fully screen the equipment." Building A's parapet is not high enough to screen the proposed rooftop mechanical equipment. Therefore, the Project does not meet this Standard. However, the rooftop screen would still be compatible with the superstation on the Project Site for the following reasons:

- **Location:** Due to Building A's deep setbacks along West Chapman Avenue and North Lemon Street, any alterations to the roof would not be highly visible and conspicuous from the public right-of-way. The required rooftop mechanical equipment would be sensitively designed, set back from street-facing facades, and fully concealed from view behind a screen of compatible design.

- **Design:** The Project would incorporate a simple, unadorned perforated metal screen that would be compatible with but differentiated from the utilitarian design of Buildings A and B, including the former's smooth cement plaster cladding and the latter's metal panel perimeter walls.

- **Setbacks:** The screen would maintain setbacks of approximately 8'-8" and 5'-5" from the south and west façades, respectively. Placement of the screen out of plane with these street-facing façades would minimize its visual impact and ensure that Building A continues to read as a one-story utilitarian building with a shallow parapet.

- **Height:** To ensure full concealment of the required rooftop mechanical equipment at the lowest possible height, the screen would be approximately 4'-6" to 5'-0" tall. This low profile would further reduce visibility from the public right-of-way.

- **Reversibility:** All roof alterations completed under the Project would be reversable.

Moreover, the National Park Service's Guidelines for Rehabilitating Historic Buildings do not prohibit rooftop mechanical equipment; and they recommend "Installing mechanical equipment on the roof, when necessary, so that it is minimally visible to preserve the building's historic character and setting." As noted above, the proposed rooftop mechanical equipment would be fully concealed from view behind a screen and would not be highly visible from the public right-of-way. Therefore, the Project would comply with the Guidelines for Rehabilitating Historic Buildings pertaining to Mechanical Systems.

Conclusion

The Project's proposed adaptive reuse of the superstation at 237 West Chapman Avenue as a restaurant and bar requires the installation of rooftop mechanical equipment on Building A, and no other location for the equipment is feasible. In order to fully conceal the equipment, a mechanical screen is necessary. While the proposed rooftop mechanical equipment and screen would not comply with the Historic Preservation Design Standards, it would still be compatible with the superstation and would not materially impair the property such it would no longer convey its significance, and by extension, the significance of the historic districts it contributes to. Moreover, the proposed rooftop mechanical equipment and screen would comply with the National Park Service's Guidelines for Rehabilitating Historic Buildings pertaining to Mechanical Systems, as the equipment would be fully concealed from view behind a screen and would not be highly visible from the public right-of-way.

PHASE-I ENVIRONMENTAL SITE ASSESSMENT REPORT

At:

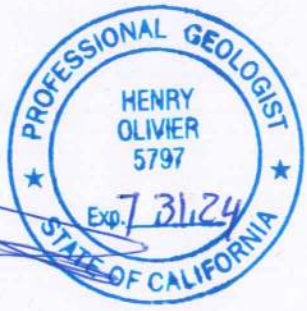
237 W. Chapman Ave
Orange, California 92866
(APN 039-173-10)

PREPARED FOR:

George Ibrahim
237 W. Chapman Ave
Orange, California 92866

PREPARED BY:

GEO-CAL, Inc. (GCI)
4370 Hallmark Parkway, Suite 101
San Bernardino, CA 92407
(909) 880-1146



Henry Olivier, PG #5797; CES, CRS#1207

October 16, 2023

TABLE OF CONTENTS

EXECUTIVE SUMMARY ***1***
1.0 INTRODUCTION ***4***
1.1 Purpose 4
1.2 Scope of Work 5
2.0 SITE DESCRIPTION AND CURRENT USES ***5***
2.1 Site Location and Description 5
2.2 Current Property Uses 6
3.0 SITE PHYSICAL SETTING ***7***
3.1 Topographic Setting 7
3.2 Geologic Setting 7
3.3 Hydrogeologic Setting 7
3.4 Flood Hazard Zone Information 7
4.0 RECONNAISSANCE OF SITE AND SURROUNDING AREA ***8***
4.1 Site Reconnaissance (Figure 3 & Plates 1 through 12) 8
4.2 Reconnaissance of Surrounding Properties (Plates 13-17) 11
5.0 ENVIRONMENTAL RECORDS SEARCH ***11***
6.0 LOCAL AND STATE AGENCIES ***13***
6.1 State Geotracker Database 13
6.2 City of Orange 13
6.3 Oil and Gas Exploration 13
6.4 Water Wells 14
7.0 REVIEW OF HISTORIC INFORMATION ***14***
7.1 Aerial Photographs: 14
7.2 Topographic Maps: 14
7.3 Sanborn Fire Insurance Maps: 15
7.4 City Directories: 15
8.0 USER PROVIDED INFORMATION AND INTERVIEWS ***16***
9.0 RECENT PHASE II ESA (Report Dated October 7, 2023) ***19***
10.0 CONCLUSIONS ***21***
11.0 RECOMMENDATIONS ***25***
12.0 LIMITATIONS ***25***
13.0 REFERENCES ***26***

Figures

Figure 1: Site Location Map
Figure 2: Site Plot Plan

Appendices

Appendix A: ERIS Reports.

Appendix B: City of Orange Responses for Property Records

Appendix C: Alta Owner's Policy of Tittle Insurance (10/05/2023)

Appendix D: Natural Hazard Disclosure Statement

Appendix E: 2017-2019 Environmental Investigations (by others)

Appendix F: City Records-History Building Record

Appendix G: Environmental Questionnaire

Appendix H: GCI's Phase II ESA, October 7, 2023.

Plates

Plate 1: Monument (Orange Plaza Historic District) Landmark at the SWC of the Site.

Plate 2: The Site Viewed North.

Plate 3: The Site Viewed East.

Plate 4: Building 'A' with Overhang Canopy at the SWC of the Site.

Plate 5: Building 'B' with Overhang Canopy at the NEC of the Site.

Plate 6: Asphalt Patch, Consistent with Former Excavation (Likely Former UST Location), East of Building 'A'.

Plate 7: Asphalt Patched Lines Between the Former Excavation, Building 'A', and the Concrete Pad at the SWC.

Plate 8: Vault, Likely a Former Auto Service Pit, South of Building 'A'.

Plate 9: Floor Drain/Sump in the Concrete Pad, West of Building 'B'.

Plate 10: Inside View of Building ‘B’, South Room.

Plate 11: Inside View of Building ‘B’, Middle Room.

Plate 12: Inside View of Building ‘B’, North Room.

Plate 13: North of Site: Restaurant and Commercial Business.

Plate 14: East and South of Site: Restaurants and Retail Business.

Plate 15: Post Office Building SW of the Site.

Plate 16: Parking Lot and Restaurant West of Site; Parking Structure NNW of Site.

Plate 17: Red-Block Wall Along the East Property Line and Building ‘B’.

EXECUTIVE SUMMARY

This Phase-I Environmental Site assessment **(Phase-I ESA)** has been completed by **Geo-Cal, Inc. (GCI)** for the property located at 237 W. Chapman Avenue, Orange, California, on behalf of Mr. George Ibrahim (designated as the "User" of this report).

The Phase-I ESA was conducted in accordance with the American Society for Testing Materials (ASTM) Standard Practice E 1527-13, E 1527-21, and U.S. Environmental Protection Agency Standards and Practices for All Appropriate Inquires (40 CFR 312). It is our understanding that the intended use of this Phase I ESA is part of due diligence in support of a real estate transaction.

The purpose of this environmental assessment was to identify Recognized Environmental Conditions **(RECs)**, Controlled Recognized Environmental Condition **(CRECs)**, or Historical Recognized Environmental Conditions **(HRECs)** in connection with the Site.

The investigation consisted of conducting comprehensive database search of multiple environmental regulatory listings, a review of historic topographic maps, aerial photographs, City directories, Sanborn Fire Insurance Maps, property physical setting and information, well information, a review of data available from State, regional and local sources, a review of information provided by the report user, interviews, review of existing reports, other records and data, and reconnaissance of the Site and its surrounding area.

- The Site is located at the southeast corner of W. Chapman Avenue and N. Lemon Street in the city of Orange, California. It is rectangular in shape occupying approximately 0.25 acres at an elevation of 185 feet above mean sea level. Structures on site are registered historic buildings as part of Old Town Historic District of the city of Orange.

- **Currently, the Site is un-occupied**. It surrounded by wrought iron fence along the south and west property line and a chain link fence on the north side. Abutting the site to the east is a neighboring block wall building. Two single story buildings are located on the property, one (Building A: 692 sf) near the southwest corner (SWC) and another (Building B: 1,052 sf) at the northeast corner (NEC) of the Site. Each has a concrete pad with overhang canopy in front. Another concrete pad is located at the rear of Building A. A vault in the concrete pad near the SWC was very likely used in the past as pit for auto servicing. A drain sump is located in the concrete pad area, west of Building B. Asphalt patched rectangular area, east of Building A, exhibits ground settlement consistent with a backfilled excavation. Two AC-paved lines connect this area to the SEC of Building A and to its concrete pad in front. These could represent former UST location with associated lines to the building and former fuel island. The open spaces of the Site are generally AC-paved. A monument sign is located at the SWC of the lot.

- **Previous Uses**: Based on review of historical data and documents, the subject property was developed originally in 1925. Between 1925 to early 1960's**,** the site use included a gas station, tire company and auto repair. Between 1964 and 2020, the Site was used as an auto repair facility, Eco products sale, and auto radiator/muffler services. In 2022, the lot may have been used for sale of used cars.

- The Site is bound to the south by W. Chapman Avenue and to the west by N. Lemon Street. The surrounding area consists primarily of restaurants, commercial and retail businesses. These, in turn, are surrounded by residential communities.

- Search of more than eighty (80) Federal, State, County, Tribal, environmental database lists was provided by ERIS, a third party database search provider. The Site appeared on three of the lists, including HAZNET (2 listings), RCRA NON GEN, and FINDS/FRS. **The information in these lists did not indicate significant environmental concern.**

- A total of a hundred eighty two (182) surrounding sites were identified by the database search in the various environmental listings.

  Sixty eight (68) of these listed sites are located within 0.12 mile radius, eighty five (85) sites within 0.125-0.25 mile, seven (7) sites within 0.25-0.5 mile, and eighteen (18) listed site within 0.5-1.0 mile distance from the subject property.

  A review of all environmental listings within the searched zones, surrounding the Site, indicates that these do not pose significant environmental concern, at this time, based on either their case status, distance from the Site, and/or their downgradient position relative to the Site (for details see Appendix A).

- **Historical Recognized Environmental Concerns (HREC): The past uses of the Site for gas station and auto repair services qualify as HRECs. These HRCs have been addressed by several past and very recent investigations.**

- Past environmental investigations between 2017 and 2019, done while the Site was an active auto service business, included geophysical survey, soil vapor investigation, indoor air sampling (AES, 2017) and a Phase-I ESA (GEG, 2019). These investigations did not find evidence of buried UST(s) at the Site, and concluded that no significant environmental risk was present. No further investigation was recommended.

A hazardous building materials survey was completed by EnSafe in October, 2019 for the presence of asbestos-containing materials (ACMs) and Lead. It appears these materials were abated according to waste disposal manifests dated October 19, 2020.

- **A Phase II ESA was conducted by Geo-Cal, Inc. (GCI) in September-October, 2023 to address the HREC concerns at the subject property.**

  The Phase II ESA consisted of conducting an integrated geophysical survey, advancing a total of eleven geoprobe testholes, collecting and testing 28 soil samples for chemicals of concern, installing seven soil vapor probes, and testing seven vapor samples and one duplicate sample for VOCs.

  The geophysical survey did not show data or images consistent with the presence of buried steel underground storage tanks (USTs) within the surveyed areas. A backfilled excavation was imaged by GPR corresponding to the noticeable asphalt patch located to the east of Building A. No magnetic or electromagnetic anomaly was detected in this area that could indicate this is likely where former steel USTs were removed from.

  All analyzed 28 soil samples showed non-detected or below detection limit concentrations of total petroleum hydrocarbons as gasoline (TPHg, TPHd, and TPHo)), BTEX, MTBE, VOCs, and PAH compounds.
  Concentrations of all CA metals in the tested soil samples were below their respective Total Threshold Concentration Limit (TTLC) and published background levels in California.

  Analysis of the soil vapor samples showed detectable concentrations of TPHg (up to 23000µg/m^3), toluene (up to 80 µg/m^3), ethylbenzene (up to 20 µg/m^3), xylenes (up to 90 µg/m^3), and PCE (up to 20 µg/m^3). All these detected concentrations are below their respective ESLs for commercial use, except for TPHg in sample SV2 (23,000 µg/m^3) compared to ESL for TPHg (20,000 µg/m^3).

- The investigation did not identify underground or aboveground storage tanks at the Site. No hazardous materials, no significant chemicals staining and no strong, pungent or noxious odors were detected during GCI's site inspection.
- No pools of liquid, no ponds or lagoons, and no clarifiers were observed that could indicate potential environmental hazards.
- No transformers or other electrical equipment exist at the Site that could have Polychlorinated Biphenyls (PCBs).

Recommendation: It is GCI's opinion that the Historic Recognized Environmental Conditions (HRECs) identified at the Site have been adequately addressed with several environmental investigations and the multifaceted Phase II ESA, conducted by GCI in September-October, 2023. Based on the findings and conclusions of these investigations, No Further Investigation or Action is deemed necessary or required.

1.0 INTRODUCTION

This report presents the findings and recommendations of a **Phase-I Environmental Site Assessment (Phase-I ESA)** conducted by **Geo-Cal, Inc (GCI)** for the property located at the northeast corner of W. Chapman Ave. and N. Lemon Street, at 237 W. Chapman Avenue, Orange, CA 92866; APN 039-173-10 **(Figures 1 & 2)**.

The investigation has been conducted and the report has been prepared on behalf of and for the exclusive use of the property Mr. George Ibrahim (designated as the "User" of this report), and his representatives.

The Site is rectangular in shape occupying approximately 0.25 acres at an elevation of 185 feet above mean sea level. Two single story buildings are located on the property, one (Building A: 692 sf) near the southwest corner (SWC) and another (Building B: 1,052 sf) at the northeast corner (NEC) of the Site. Each has a concrete pad with overhang canopy in front. Another concrete pad is located at the rear of Building A. Structures on site are registered historic buildings as part of Old Town Historic District of the city of Orange.

The Phase I ESA was performed in accordance with the ASTM standard, Designation E1572-13 and E1527-21, and all Appropriate Inquiry (AAI) as defined by the US EPA, Title 40 of the Code of Federal Regulations, Part 312 (40 CFR, Part 312), subject to modifications and limitations based on the agreed upon scope of work, and terms and conditions.

1.1 Purpose

The purpose of this Phase I ESA was to determine, to the extent feasible, the presence or likely presence of any Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (CRECs), and Controlled Recognized Environmental Conditions (CRECs) as defined by ASTM Standard E-1527-13 & -21, affecting the subject property and proposed development plans, if any. These RECs are defined as follows:

Recognized Environmental Condition (REC): *the presence or likely presence of any hazardous substances or petroleum products in, on, or at the 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 no Recognized Environmental Conditions.*

A Historical Recognized Environmental Condition (HREC) *is a REC where 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 or 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).*

A Controlled Recognized Environmental Condition (CREC) *is a Recognized Environmental Condition resulting from past release of hazardous substances and petroleum products that been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the insurance of a no further action letter or equivalent, or meeting risk based criteria established by regulatory authority), with no 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).*

1.2 Scope of Work

The scope of work for this Phase-I ESA is in general adherence with the requirements of ASTM Standard E1527-13 and E1527-21. The assessment included, but not limited to:

- Review of readily available reports, data and maps for the Site;
- Reconnaissance of the Site and Vicinity in order to visually identify existing conditions of site and surrounding properties that could be of environmental importance or concern.
- Review of readily available local, regional, and state regulatory or governmental agency files for the Site.
- Review several environmental search data reports provided by Environmental Risk Information Services (ERIS), a third-party provider of environmental listings. These reports include environmental database report, aerial photographs, historic fire insurance maps, city directories, topographic maps, and property information report.
- Conduct interviews, and review user provided records and review information from the City of Orange, and other sources.
- Generate this Phase-I ESA report documenting **GCI's** findings and conclusions. The report includes opinions and recommendations regarding possible or potential environmental impact or concern, if any.

2.0 SITE DESCRIPTION AND CURRENT USES

2.1 Site Location and Description

The subject property is located at the northeast corner of W. Chapman Avenue and N. Lemon Street, at 237 W. chapman Ave, Orange, California **(Figures 1 & 2)**. It sets at an elevation of approximately 185 feet AMSL. The Site is roughly rectangular in shape, covering 10,905 square feet (0.25 acres), legally described as Lot 20 and the west 20 feet of lot 19, in Block D; map of Town of Orange, in the City of Orange, County of Orange, State

of California, as per map recorded in Book 2, pages 630 and 631, of miscellaneous records, in the office of the County Recorder of Los Angeles County, California; APN 039-173-10.

The Site is currently vacant. It has two single story structures. One structure (682 sf) is located near the southwest corner (SWC) of the Site, and the second structure (1,052 sf) is located near the northeast corner (NEC) of the Site, referred here as building A and building B, respectively. Each structure has a small canopy over a concrete pad. An underground auto-service vault (8' long X 4' wide X 5'deep), covered with metal plate, at the end of the concrete pad, south of building A. A drain sump is located in the concrete pad west of building B. Concrete patches were observed in the former garage service areas. These are likely the locations of former in-ground hydraulic lifts. A large, nearly rectangular-shaped, asphalt patch was observed to the east of building A. It exhibits ground settlement indicating a backfilled excavation. Two asphalt patched lines extend between this area, the adjacent building and the canopy area in front of Building A. The relatively settled area and associated lines appear to be consistent with a former UST east of building A, a vent/electric line to building A and a fuel line to former fuel island south of the building. However there is no definitive confirmation to this suggestion from the collected data.

Based on a site plan that was included in a Hazardous Building Materials Survey report by EnSafe (EnSafe, 2019), previously building A consisted of an auto service garage, an office space, two restrooms, storage room, two canopies and an outside storage area. Building B included an auto service garage, two office spaces, storage areas, and a canopy. A small shed was located near the southeast corner of the Site**.**

2.2 Current Property Uses

Currently, the property is not in use.

2.3 Past Property Uses

Based on our review of historic aerial photographs and available historic data and records for the subject property, the following previous site uses have been identified:

- **Prior to 1925:** The subject property was undeveloped prior to 1925.

- **1925 to early 1960's:** The site was initially developed as a gas station in 1925. Uses of the Site between 1925 and early 1960's included gas station, tire company and auto repair.

- **1964 to 2020:** Site uses during this period included auto repair, Eco products sale, and auto radiator/muffler services.

- **2022**: Sale of used cars

3.0 SITE PHYSICAL SETTING

3.1 Topographic Setting

Based on a review of the USGS 7.5 minute topographic map, Orange Quadrangle, the Site rests at an elevation of approximately 185 feet Above Mean Sea Level (AMSL), **Figure 1**. The ground surface slopes gently to the west.

3.2 Geologic Setting

The Subject Property is located within the northeast side of the Anaheim Nose anticline approximately 1 mile west of the Peralta Hills. The Shady Canyon Fault is located approximately 4 miles west of the property. The surface geology is reportedly composed of marine and non-marine Quaternary sedimentary rocks (California Department of Conservation, maps.conservation.ca.gov). The topography in the vicinity of the property slopes toward the west.

The shallow soil section underneath the Site consists predominantly of silty sand to clayey-sandy silt for approximately the top 10 feet. This is underlain by gravelly sand to sandy gravel to the maximum drilled depth of 25 feet. Disturbed, relatively loose, un-engineered fill was identified in an asphalt-patched area located east of Building A.

3.3 Hydrogeologic Setting

The Subject Property is located hydrologically within the Santa Ana Forebay Area of the Coastal Plain of Orange County (Ground Water Basins in California. Report No.3. State of California, Department of Public Works). The Santa Ana River and the Santiago Creek are located approximately 1.2 miles west and 0.7 miles southeast, respectively. Based on groundwater data available on the State Geotracker website, the shallow groundwater is expected to be approximately 100 feet below ground surface within the sand and gravel deposits. During recent investigation by GCI, Groundwater was not encountered within the maximum drilled depth of 25 feet (GCI, 2023).

3.4 Flood Hazard Zone Information

The Federal Emergency Agency (FEMA) identifies zones with flood hazard potential and provides information regarding flood hazard frequency for cities and counties through its Flood insurance Maps (Firms). Flood hazard zones map as researched and provided by ERIS **(Appendix A)** show the site is located in an X-01 zone. The X-01 zone represents area of 0.2 PCT annual chance flood hazard.

4.0 RECONNAISSANCE OF SITE AND SURROUNDING AREA

4.1 Site Reconnaissance (Figure 3 & Plates 1 through 12)

The subject Site and surrounding properties were inspected by GCI's environmental specialist on October 3, 2023. The inspection revealed the following:

The Site is rectangular in shape. It is surrounded by wrought iron fence to the south and west and by a chain link fence to the north. Abutting the site to the east is neighboring block wall building.

The Site is currently vacant. It has two single story structures. One structure is located near the southwest corner (SWC) of the Site, and the second structure is located near the northeast corner (NEC) of the Site, referred here as Building A and Building B, respectively. Each structure has a small canopy over a concrete pad. An underground auto-service pit (8' long X 4' wide X 5'deep), covered with metal plate, underneath a canopy, south of building 1. A drain sump is located in the concrete pad west of building B. Concrete patches were observed in the former garage service areas. These are likely the locations of former in-ground hydraulic lifts. A large, nearly rectangular-shaped, asphalt patch was observed to the east of building A. It exhibits ground settlement indicating a backfilled excavation. Two asphalt patched lines extend between this area, the adjacent building and the canopy area in front of Building A. The settled area and associated lines appear to be consistent with a former UST east of building A, a vent/electric line to building A and a fuel line to former fuel island south of the building. However there is no definitive confirmation to this suggestion from the collected data.

The structures are supported by columns. The back wall of Building B is of concrete bricks of the abutting building to the east, otherwise the frame of the buildings has primarily metal siding, with some wood frame, and stucco. The canopies are metal; the floors of the buildings and pads under the canopies are concrete type. The building roof is in the curvilinear style with banding.

Based on a site plan that was included in a Hazardous Building Materials Survey report by EnSafe (EnSafe, 2019), building A consisted of an auto service garage, an office space, two restrooms, storage room, two canopies and an outside storage area. Building B included an auto service garage, two office spaces, storage areas, and a canopy. A small shed was located near the southeast corner of the Site**.**

4.1.1 General Site Elements

- ***Solid Waste Disposal:*** *Disposal of Solid waste in the area of the Site is provided by Waste Management, City of Orange.*

- ***Sewer Discharge and Disposal:*** *City of Orange Public Works provides sewer treatment services, and sewer collection services.*

- ***Surface Water Drainage:*** *Storm Water is removed from the subject property primarily by sheet flow action towards the south and west sides of the property into the gutters of the adjoining streets, and then into the storm drains.*

- ***Heating and Cooling Source:*** *N/A*

- ***Wells and Cisterns:*** *No wells or cisterns were observed or reported to exist at the Site. Due to the early development of the Site, the presence of abandoned well(s) or cisterns cannot be definitely ruled out.*

- ***Potable Water:*** *Potable water service is provided by the City Orange.*

4.1.2 Additional Potential Environmental Hazards

The following are items to be considered by the client, but are excluded from the scope of this investigation.

- Asbestos-Containing Materials: Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. Asbestos is commonly used as an acoustic insulator, thermal insulation, fire proofing and in other building materials. Exposure to airborne friable asbestos may result in a potential health risk because persons breathing the air may breathe in asbestos fiber. Continued exposure can increase the amount of fibers that remain in the lung. Fibers embedded in lung tissue over time may cause serious lung diseases including: asbestosis, lung cancer, or mesothelioma.

  The occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/ vinyl flooring that are present in a building constructed prior to 1980 and have not been appropriately tested are “presumed asbestos-containing material” (PACM).

  Finding: A hazardous building materials survey was done by EnSafe and the findings were included in a report dated October 18, 2019 where asbestos

containing materials (ACMs) and lead-based materials at the subject Site were identified. It appears these materials were abated in October 2020, according to waste disposal manifests provided to GCI by the Client, Mr. George Ibrahim. A Non-Hazardous Waste Manifest dated 10/19/2020 documented the disposal of one cubic yard of non-friable asbestos at Azusa Land Reclamation facility in Azusa, California.

- Lead-Based Paint (LBP): ***LBP investigation is beyond the scope of this Phase I ESA. However, a hazardous building materials survey was done by EnSafe and the findings were included in a report dated October 18, 2019 where they identified asbestos containing materials and lead-based materials at the subject Site. It appears these materials were abated in October 2020, according to waste disposal manifests provided to GCI by the Client, Mr. George Ibrahim. A Hazardous Waste Manifest dated 10/19/2020 documented the disposal of 430 pounds of lead-based paint at Crosby & Overton in Los Angeles.***

- Radon: According to data provided by ERIS (Appendix A), the Federal EPA Radon Zone for Riverside County is 2. This Zone 2 is assigned for Counties with predicted average indoor radon screening levels from 2 to 4 pci/L.

  According to California Department of Health services (DHS) statewide radon study (State of California, 1990) performed in conjunction with the United States Environmental Protection Agency (USEPA), the possibility presence of elevated levels of radon are present at the subject site appears to be low at this time.

- Mold: Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding). Mold growths often appear as discoloration, staining, or fuzzy growth on building materials or furnishings and are varied colors or white, gray, brow, black, yellow, and green. In large quantities, mold can cause allergic symptoms when inhaled or through the toxins the mold emits.

  Finding: The presence of mold cannot be ruled out without conducting detailed mold investigation which is not within the scope of this Phase I ESA.

4.2 Reconnaissance of Surrounding Properties (Plates 13-17)

The Site is located in the predominantly commercial historic district of downtown, City of Orange, California:

- **North of Site**: Adjoining the Site to the north are restaurants and commercial businesses. Chapman University facilities are located approximately 750 feet NNW of Site.

- **East of Site:** East of the Site is the Old town historic district, including a bar/restaurant, cafes, restaurants and retail stores. The Plaza circle and park are located approximately 400 feet east of Site.

- **South of Site:** The Site is bound to the south by W. Chapman Avenue, followed by restaurants and commercial businesses.

- **Southwest of Site:** The post office is located southwest of the Site.

- **West of Site:** The Site is bound to the west by N. Lemon Street, followed by a parking lot, restaurant and commercial facilities.

5.0 ENVIRONMENTAL RECORDS SEARCH

Information from multiple standard federal, state, county, and tribal environmental record sources was compiled in a report provided by Environmental Risk Information Services (ERIS), a third-party environmental database company **(Appendix A)**.

A total of a hundred eighty two (182) sites were identified by the database search in the various environmental listings.

The Subject Site was found on three environmental lists including HAZNET (2 listings), RCRA NON GEN, and FINDS/FRS.

Sixty eight (68) listed sites are located within 0.12 mile radius, eighty five (85) sites within 0.125-0.25 mile, seven (7) sites within 0.25-0.5 mile, and eighteen (18) listed site within 0.5-1.0 mile distance from the subject property.

A review of the listings revealed the following:

Site Listings: The subject site appears on the following Lists:

- ***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.***

The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System.

Findings: ***Two listings were reported for the subject site on this list:***
One is under the name of Plaza Mufflers & Automotive Services Inc. (I.D # CA 000358158). It is for general automotive repairs facility, listed as Non-RCRA Generator with inactive status (expired 6/30/2016). No manifest data were found on this list.

The second listing was under Hoffman Radiator. EPA I.D # 00067656 listed as inactive (expired 6/30/1999). Waste code was listed as Non-RCRA Generator. No manifests were reported.

- ***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: April 24, 2023.***

Findings: ***The site listing was listed under 6th &Pine Development LLC., CA I.D #003082639 for non-generator. As of July 2023, no records of non-compliance and no violations were reported.***

- ***Facility Registry Service/Facility Index:*** **FINDS/FRS,** The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel. ***Government Publication Date: August 18, 2022.***

Findings: ***The subject site is included on this list under 6th & Pine Development LLC with registry # 110070846034 and EPA I.D #.#003082639.***

The Site inclusion in the above lists is normally expected for previous use as auto repair shop. The information in these lists did not indicate any significant environmental concern.

Surrounding Sites: Sixty eight (68) listed sites are located within 0.12 mile radius, eighty five (85) sites within 0.125-0.25 mile, seven (7) sites within 0.25-0.5 mile, and eighteen (18) listed site within 0.5-1.0 mile distance from the subject property.

Findings: ***A review of all environmental listings within the searched zones, surrounding the Site, indicate that these do not pose significant environmental concern, at this time, based on either their case status, distance from the Site, and/or downgradient position relative to the Site (for details see Appendix A).***

6.0 LOCAL AND STATE AGENCIES

6.1 State Geotracker Database

The subject Site does not appear in any categories of the Geotracker database, including the LUFT (Leaking Underground Fuel Tanks) or other tank or dry cleaner cases.

None of the cases on Geotracker surrounding the Site were reported to have an impact on the subject property. Based on the reviewed data, the surrounding cases do not pose significant environmental concern, at this time. However, no guarantee status may change in the future.

6.2 City of Orange

Requests for Public records were submitted to the City of Orange on October 4 and 10, 2023. Two responses were received one from Ms. Corina Perez, Executive Assistant at the City Clerk's office, and from Ms. Barbara Reid, Office Assistant of Fire Prevention **(Appendix B)**. The responses provided the following information:

- There are no HAZMAT or UST records as of October 10, 2023.
- No Laserfiche records were identified for the subject site that are responsive to the permit history portion of the application request. However, there are miscellaneous electronic records on City Trakit website (https://epermit.cityoforange.org.etrakit3/.). Upon review, none of these records is considered to be of environmental concern.

6.3 Oil and Gas Exploration

No records of oil and gas wells were found for the subject property and vicinity according to ERIS report **(Appendix A).**

6.4 Water Wells

The ERIS Physical Setting Report, under Wells and Additional Sources section, indicated the following:

- No wells were located onsite, and a total of 34 wells (various categories) were identified within one mile radius of the Site **(Appendix A).**

- The nearest wells to the Site include well # WCR2022-002243, located 616 feet north of Site, and well WCR2018-000448, located 620 feet northwest of site.

7.0 REVIEW OF HISTORIC INFORMATION

7.1 Aerial Photographs:

Historic aerial photographs were provided by ERIS, **(Appendix A)**. They include 17 aerials covering the years 1038, 1947, 1953, 1963, 1972, 1980, 1985, 1995, 2002, 2009, 2010, 22012, 2014, 2016, 2018, 2020, and 2022. Sources of the aerials include MAXAR Technologies, FAIRCHILD, and Agriculture Stabilization and Conservation Service. The aerials had a scale of 1": 500'.

The aerial photograph review confirmed the data from other sources as described in this report pertinent to the chronology of historical development of the site and surrounding areas. While aerials between 1938 and 2018 show commercial buildings and signs of activity, aerials of 2020 and 2022 shows structures, but no signs of business activity. Additionally, it wasn't possible from these aerials to determine the transformation time from site use as a gas station and mechanic shop to use as auto service facility.

Review of these aerials did not reveal any additional potential concerns, other than what has been described in other sections of this report.

7.2 Topographic Maps:

Historic Topographic Maps were provided by ERIS, **(Appendix A)**. They include 15 topo maps from 1896, 1898, 11901, 1932, 1935, 1942, 1949, 1950, 1964, 1972, 1974, 1981, 2015, 2018, and 2022.

Review of these topo maps did not reveal any additional potential concerns, other than what has been described in other sections of this report.

7.3 Sanborn Fire Insurance Maps:

Ten Fire Insurance maps were provided by ERIS **(Appendix A)**. They include 1887, 1888, 1891, 1894, 1905, 1909, 1922, 1929, 1950, and 1954. Review of these maps revealed the following:

- **1887-1891**: The Site was undeveloped. The quadrant at the northwest of Olive and Chapman Avenue did not show development or land subdivision. Development was mostly to the east of Olive and south of W. Chapman around Circle Plaza.
- **1894**: The land NW of Olive and W. Chapman has been divided, but the Site continue to be undeveloped.
- **1905-1922**: The Site was undeveloped.
- **1929-1954: The Site had been already developed into a small gas station and auto repair shop.**

7.4 City Directories:

City Directory Search and report were provided by ERIS **(Appendix A).** The search covered the period from 1926 to 2022. The following listings were reported for the Site:

1926: Harry S. Riley Tire Co. and Davis Service Station.
1930: Donovan & Larry (Service Station); N.J. Paulsen (Auto Elec.): H.H Hill Auto Wash.
1934: H.H Hill Auto Wash Rack & Tires; Friedman Service Station.

1937: H.H Hill Auto Wash Rack & Tires; Friedman Service Station.
1940: Dillingham Bros (Service Station)
1945: Richfield Service; E.H Mc Culston (Auto Repair)
1951: Brewers J.W. Service Station; Hoffman K.H Radiator Repair.
1955: Brewers J.W. Service Station; Hoffman K.H Radiator Repair.
1958: Brewer J.W. Service Station; Hoffman K.H Radiator Repair.
1964: Eco Products; Hoffman Radiator Service.
1970: Hoffman Radiator Service.
1975: Hoffman Radiator Service
1981: Hoffman Radiator Service; Orange Plaza Mufflers.
1986: Hoffman Radiator Service; Orange Plaza Mufflers.
1991: Hoffman Radiator Service; Orange Plaza Mufflers.
1996: Hoffman Radiator Service; Orange Plaza Mufflers.
2001: Hoffman Radiator Service; Orange Plaza Muffler; Plaza Mufflers; Frank Robles.
2003: Hoffman Radiator Service; Plaza Mufflers.
2008: Hoffman Radiator Service; Plaza Mufflers.

2012: Hoffman Radiator Service.
2016: Hoffman Radiator Service.
2020: Hoffman Radiator Service; Kenny's Auto Sales (automobile dealers-used cars).
2022: Kenny's Auto Sales (automobile dealers-used cars).

City Directories for surrounding properties show a mixture of primarily commercial retail businesses and some residential addresses.

8.0 USER PROVIDED INFORMATION AND INTERVIEWS

User provided information was made available by the client, Mr. George Ibrahim, including the following:

1) **Pro Forma Alta Owner's Policy of Title Insurance**

- Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696, ated 10/05/23, was issued by Chicago Title Insurance.

- **Legal Description**: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

  LOT 20 AND THE WEST 26 FEET OF LOT 19, IN BLOCK "D", MAP OF TOWN OF ORANGE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 630 AND 631, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA. **APN: 039-173-10**

  The Title is vested in: TBD according to this Policy.

  - **The report did not indicate environmental liens against the subject property. Other lien(s) may exist.**

  - The Alta survey map document precise details of the land, monuments, encroachments, and improvements **(Appendix C).**

2) **Natural Hazard Disclosure (NHD) Report**

An NHD Statement issued by myNHD **(Appendix D)**, dated 9/15/2023 showed the Site is located within:

- An area with potential flooding due to dam (Villa Park, Santiago) inundation.

- 1 Mile of commercial/industrial use zone.
- 2 Mile of FAA approved landing facility.
- Sustainable Groundwater Management Act.
- The site is not included in all other natural hazard disclosures, including Alquist-Priolo Earthquake Fault Zone, and Liquefaction Seismic Hazard Zone.

3) **Previous Environmental Investigation (by others):**

Provided to us was a Phase I ESA report by Gabriel Environmental Group, dated January 25, 2019 (GEG, 2019). The report included attachment of other investigations conducted in 2017 **(Appendix E)**. The following highlights certain findings in these reports:

- According to GEG's Phase I ESA, the subject site was occupied by a gas station from 1929 until at least 1954. However, the City Directory in the report indicates gas station listing goes back to 1925.

- At the time of conducting their investigation in 2019, the site was an operational auto repair and servicing facility. Their reports pointed to the presence of inground lifts at the auto repair spaces. Among other items, the report describes the presence at the facility of 55-gallon drums with automotive fluids, solvents, new and old batteries anti-freeze drums, new oil tank, and waste oil containers, and used oil filters. **According to GEG observations and assessment of conditions at the Site "The presence and use of the automotive repair related fluids at the site was not deemed likely to constitute a significant environmental concern at this site".**

- An environmental investigation was prepared for GEG by Athanor Environmental Services Inc (AES) as included in a report date October 17, 2017 (AES, 2017). It consisted of a geophysical investigation, soil vapor sampling and indoor air investigation.

  Their geophysical investigation was limited to the application of the vertical gradient magnetic method to delineate areas where large buried objects, representative of USTs, could be buried**. No significant magnetic anomaly was identified, but only metallic utility lines were located and marked on the ground.**

  Soil Vapor Investigation: AES installed nine probes and soil vapor samples were collected at selected locations at depths of 5 feet below ground surface. Low levels of Benzene and VOCs were detected.

  The ESL for benzene in soil vapor is 0.048 μg/L. One benzene concentration was detected; 0.81 μg/L, above the ESL. This was located near the southwest corner of the site and not near a structure. The ESL for ethylbenzene in soil

vapor is 0.56 µg/L. Five of the ethylbenzene concentrations ranged from 1.0 µg/L to 3.5 µg /L, above the ESL. The ESL for Toluene in soil vapor is 160 µg /L. Toluene concentrations detected ranged from non-detect to 02.6 µg/L, below the ESL. The ESL for total xylenes in soil vapor is 52 µg/L. m,p-xylenes ranged from 0.46 µg /L to 11.0 µg /L, and o-xylenes range from 0.22 µg/L to 4.2 µg /L, all below the ESL.

Because ethylbenzene concentrations in certain soil vapor samples exceeded the RWQCB Tier I Screening Level (ESL), indoor air quality sampling was recommended to evaluate the potential impact of vapor intrusion of ethylbenzene into indoor spaces.

Indoor Air Sampling: AES performed a Vapor Intrusion Assessment (initial screening) on July 25, 2017.

According to their investigation, detected concentrations of carbon tetrachloride (0.53 µg/m3), benzene (0.92 ug/m3), perchloroethylene (0.2.8 µg /m3), and naphthalene (0. 69 µg/m3) which are above their respective ESL of 0.067 µg/m3, 0.97 µg/m3, 0.48 µg/m3, and 0.83 µg/m3, respectively. The report stated that it was reasonable to assume the detected indoor concentrations of these chemicals are attributed to outdoor source(s) and not from sub-slab vapor intrusion. **The report concluded that "No indoor air sample laboratory result represented an environmental issue for the site. No further investigation or other action was deemed necessary".**

4) **Historic Building Registry**

Provide to us was by Mr. Ibrahim was a primary registry record by the State of California, Department of Parks and Recreation, designating building onsite as Historic **(Appendix F)**. It indicates the following:

- Primary Registry No.: 30-159845, HRI 039211, 111526.
- The structure consists of two projecting bays, each supported by columns. The roof of each of these bays is in the curvilinear style with banding typical of modern structures.
- Date constructed: 1925; Designated Historic.
- Historic Name: Super Service Station.
- Significance: Part of Old Town Historic District, Interwar Development (1921-1941)
- At the time of the 2005 registry survey, the use was an auto repair shop. Originally, was a small gas station and, in fact, one of the first in Orange County. This originally served several businesses, including the Super Service Station and California Tire Credit Service.

5) **Interview/Environmental Questionnaire**

A questionnaire completed by the seller and current property owner, Ms. Michelle Molina of 6th &Pine Development LLC **(Appendix G**). Responses include:

- Present property owner: 6th & Pine Development.
- Two commercial buildings (size: 1180 sf/770 sf). Previous use: **automotive.**
- The responses included reference to attachments which were delivered separately to us by Messrs. George Ibrahim and William Ibrahim. The documents were reviewed as discussed above.

9.0 RECENT PHASE II ESA (Report Dated October 7, 2023)

The latest, multifaceted, Phase II ESA was conducted by Geo-Cal, Inc. **(GCI)** in September-October, 2023 **(Appendix H)**. Details of the investigation and findings were included in GCI's report, dated October 7, 2023. The investigation indicated the following:

- The Phase II investigation was designed to verify the subsurface environmental conditions at the Site and any impact caused by its known historic uses as a gas station and auto service operation. It addresses those identified REC and RHEC associated with uses.

- The current investigation consisted of conducting an integrated geophysical survey, advancing a total of eleven geoprobe testholes, collecting and testing 28 soil samples for chemicals of concern, installing seven soil vapor probes, and testing seven vapor samples and one duplicate sample for VOCs.

- The Site is underlain by silty sand to clayey-sandy silt for approximately the top 10 feet, overlying gravelly sand and sandy gravel to the maximum explored depth of 25 feet bgs. No ground water was encountered within the drilled depth.

- Field screening using PID instrument and observation did not show evidence of contamination.

- **The geophysical investigation :**

  The geophysical survey did not show data consistent with the presence of steel underground storage tanks (USTs).

  A backfilled excavation was imaged by GPR corresponding to the noticeable asphalt patch located to the east of building A. No magnetic or electromagnetic anomaly was detected in this area that could indicate this is likely where former steel USTs were removed from.

One small monopolar positive anomaly was identified beneath the RC pad behind building A which possibly could be related to the building infrastructure or a small buried metallic object.

The survey identified several utility lines, buried pipes, trench, or other linear anomalies.

- **All analyzed 28 soil samples showed non-detected or below detection limit concentrations of total petroleum hydrocarbons as gasoline (TPHg), as diesel (TPHd), and as motor oil (TPHo), using method EPA 8015M carbon chain.**

- **All soil samples showed non-detected or below detection limit concentrations of BTEX, fuel oxygenates, and all other VOCs, using method EPA 8260B.**

- **All soil samples showed non-detected or below detection limit concentrations of polycyclic aromatic hydrocarbons (PAH), using method EPA 8270 SIM.**

- **Concentrations of all CA metals in the tested soil samples were below their respective Total Threshold Concentration Limit (TTLC) and published background levels in California.**

  Detected concentrations of metals were below their respective Environmental Screening Level (ESLs), established by the San Francisco Bay Regional Water Quality Control Board (SF RWQCB), except for vanadium which registered up to 29.9 mg/kg, compared to its ESL of 18. However, no action is necessary since all detected Vanadium concentrations were below TTLC and Background levels for Vanadium.

- **Analysis of the soil vapor samples showed detectable concentrations of TPHg (up to 23000µg/m^3), toluene (up to 80 µg/m^3), ethylbenzene (up to 20 µg/m^3), xylenes (up to 90 µg/m^3), and PCE (up to 20 µg/m^3). All these detected concentrations are below their respective ESLs for commercial use except for TPHg in sample SV2 (23,000 µg/m^3) compared to ESL for TPHg (20,000 µg/m^3).**

  Other minor detections include: 1,2,4 Trimethylbenzene (up to 40 µg/m^3) , 1,3,5 Trimethylbenzene (20 µg/m^3), Sec-Butylbenzene (20 µg/m^3 in sample SV2 only), and 4-Isopropyltoluene (up to 100 g/m^3). These derivative compounds do not have ESLs.

BASED ON THE FINDINGS AND CONLUSIONS OF THE LATEST PHASE II ESA, NO FURTHER ACTION IS DEEMED WARRANTED.

10.0 CONCLUSIONS

The following conclusions outline the findings of Phase-I Environmental Site Assessment (Phase-I ESA) conducted by **Geo-Cal, Inc (GCI)** for the property located at 273 W. Chapman Avenue, Orange, California.

- The current investigation consisted of conducting comprehensive database search of multiple regulatory environmental lists, a review of Historic Topographic Maps, Aerial Photographs, City Directory, Property Physical Setting and Information, Fire Insurance Sanborn Maps, as all were provided by Environmental Risk Information Services (ERIS), a third party data-search company. The investigation also included a review of historical permits and information provided by City of Orange Building Department and the Fire Department, a review of State/Regional/Local records available for the Site, a review of information provided by the report User, interviews, and reconnaissance of the Site and its surrounding area.

- The subject property is located at the northeast corner of W. Chapman Avenue and N. Lemon Street. The Site is roughly rectangular in shape, covering 10,905 square feet (0.25 acres). The Site is currently vacant. It has two single story structures. One structure (Building A: 682 sf) is located near the southwest corner (SWC) of the Site, and the second structure (Building B: 1,052 sf) is located near the northeast corner (NEC) of the Site. Each structure has a small canopy over a concrete pad. An underground vault (8’ long X 4’ wide X 5’deep), covered with metal plate is located at the end of the concrete pad, south of building A. It is very likely this vault represent a former auto service pit. A drain sump is located in the concrete pad west of building B. Concrete patches were observed in the former garage service areas. These are likely the locations of former in-ground hydraulic lifts. A large, nearly rectangular-shaped, asphalt patch was observed to the east of building A. It exhibits ground settlement indicating a backfilled excavation. Two asphalt-patched lines extend between this area, the adjacent building and the canopy area in front of Building A. The relatively settled area and associated lines appear to be consistent with a former UST east of building A, a vent/electric line to Building-A, and a fuel line to possibly a former fuel island, south of the building. However there is no definitive confirmation to this suggestion from the collected data.

- Based on reviewed site records, in 2019, Building-A consisted of an auto service garage, an office space, two restrooms, storage room, two canopies and an outside storage area. Building-B included an auto service garage, two office spaces, storage areas, and a canopy. A small shed was located near the southeast corner of the Site**.**

- Past uses of the property included a gas station, tire company and auto repair shop between 1925 and early 1960's include gas station, tire company and auto repair.

  Between 1964 and 2020, the Site was used as an auto repair, Eco products sale, and auto radiator/muffler services.

  In 2022, the property was used for the **s**ale of used cars

- The Site is bound to the south by W. Chapman Avenue and to the west by N. Lemon Street. The surrounding area consists primarily of restaurants, commercial and retail businesses. These, in turn, are surrounded by residential communities.

- A review of database search report, provided by ERIS for multiple environmental and regulatory governmental listings, has indicated the following:

  Sixty eight (68) listed sites are located within 0.12 mile radius, eighty five (85) sites within 0.125-0.25 mile, seven (7) sites within 0.25-0.5 mile, and eighteen (18) listed site within 0.5-1.0 mile distance from the subject property.

  The Subject Site was found on three of environmental lists including HAZNET (2 listings), RCRA NON GEN, and FINDS/FRS. The information in these lists did not indicate significant environmental concern.

  The identified neighboring cases do not appear to pose significant risk to the subject site since they either already have acquired a No Further Action status upon completion of assessment and corrective actions, or based on their distance from Site, and/or their location in a downgradient position.

- This Phase I ESA has identified **Historic Recognized Environmental Conditions (HRECs)** associated with previous uses of the subject property as a gas station and auto service facility. Remnant features of previous business activities that are of environmental interest include, asphalt-patched area east of Building A consistent with former UST pit, patched two lines from this area leading to Building A and the pad in front resembling former fuel island, a vault near the SWC, floor drain/sump in the concrete pad west of Building area, and concrete patches in the former bays of both buildings and pads that appear to represent former in-ground lifts.

- Past Environmental Site Assessments:

  Previous investigation by Athanor Environmental Services (AES) in 2017, while the Site was operating as auto repair facility, included a geophysical survey, soil vapor investigation, and indoor air sampling.

  The geophysical survey did not identified buried UST(s), but only metallic utility lines were located and marked on the ground.

  The soil vapor investigation identified detectable VOCs below the ESLs, except for ethylbenzene (up to 3.5 ug/L compared to 0.56 ug/L). Consequently, indoor air sampling and testing was recommended to assess any potential of vapor intrusion caused by the elevated ethylbenzene soil-vapor concentration.

  Following the completion of the indoor air sampling, AES concluded that "No indoor air sample laboratory result represented an environmental issue for the site. **No further investigation or other action was deemed necessary**"

  A Phase I ESA by Gabriel Environmental Group (GEG) was carried out in 2019, and the results were included in report dated January 25, 2019 (GEG, 2019). The report concluded that no evidence of REC or CREC was found. However, HREC was found which appeared to have been addressed by AES investigation, described above. **The report recommended no further assessments or investigations.**

  Hazardous Building Materials Survey was done by EnSafe and the findings were included in a report dated October 18, 2019. The survey identified Asbestos Based Materials (ACMs) and Lead in the structures at the Site. Based on disposal manifests, provided to GCI, these ACMs and Lead were removed and properly disposed. However, no certificate complete abatement was found.

- **Recent Phase II Environmental Site Assessment (Phase II ESA):**

  A multifaceted, Phase II ESA was conducted by Geo-Cal, Inc. **(GCI)** in September-October, 2023 Details of the investigation and findings were included in GCI's report, dated October 7, 2023. The investigation indicated the following:

  The Phase II investigation was designed to comprehensively address the identified HRECs associated with the previous site uses as gas station and auto repair services.

  It consisted of conducting an integrated geophysical survey, advancing a total of eleven geoprobe testholes, collecting and testing 28 soil samples for chemicals of concern, installing seven soil vapor probes, and testing seven vapor samples and one duplicate sample for VOCs.

The geophysical survey did not show data or anomalies consistent with the presence of buried steel underground storage tanks (USTs) within the surveyed areas.

A backfilled excavation was imaged by GPR corresponding to the noticeable asphalt patch located to the east of Building A. No magnetic or electromagnetic anomaly was detected in this area that could indicate this is likely where former steel USTs were removed from.

The survey identified several utility lines, buried pipes, trench, or other linear anomalies.

All analyzed 28 soil samples showed non-detected or below detection limit concentrations of total petroleum hydrocarbons as gasoline (TPHg), as diesel (TPHd), and as motor oil (TPHo), using method EPA 8015M carbon chain.

All soil samples showed non-detected or below detection limit oncentrations of BTEX, fuel oxygenates, and all other VOCs, using method EPA 8260B.

All soil samples showed non-detected or below detection limit oncentrations of polycyclic aromatic hydrocarbons (PAH), using method EPA 8270 SIM.

Concentrations of all CA metals in the tested soil samples were below their respective Total Threshold Concentration Limit (TTLC) and published background levels in California.

Analysis of the soil vapor samples showed detectable concentrations of TPHg (up to 23000µg/m^3), toluene (up to 80 µg/m^3), ethylbenzene (up to 20 µg/m^3), xylenes (up to 90 µg/m^3), and PCE (up to 20 µg/m^3). All these detected concentrations are below their respective ESLs for commercial use except for TPHg in sample SV2 (23,000 µg/m^3) compared to ESL for TPHg (20,000 µg/m^3).

CONSEQUENTLY, BASED ON THE FINDINGS OF GCI's PHASE II ESA, NO FURTHER ACTION WAS DEEMED WARRANTED.

- The investigation did not identify underground or aboveground storage tanks at the Site.
- No hazardous materials were identified to be generated, stored and/or handled at the Site.
- No significant chemicals staining and no strong, pungent or noxious odors were detected during GCI's site inspection.

- No pools of liquid or clarifiers were observed that could indicate potential environmental hazards.
- No ponds or lagoons at the Site or immediate vicinity. No septic pits or tanks were observed at the Site.
- No transformers or other electrical equipment exist at the Site that could have Polychlorinated Biphenyls (PCBs).

11.0 RECOMMENDATIONS

- ***Historic Recognized Environmental Conditions (HRECs) were identified at the Site, as described above. These HRECs were addressed adequately by previous environmental investigations in 2017 and 2019, and more comprehensively by the latest Phase II ESA conducted by GCI in September-October, 2023.***

- ***Based on the above No Further Action is deemed necessary or required.***

12.0 LIMITATIONS

Services have been performed within the limits prescribed by our Client, with usual thoroughness and competence ordinarily exercised by members of the profession currently practice under similar conditions and in similar locations. The study is also, principally, confined to the specific Property address or description provided by the Client and therefore, only a limited assessment of potential off-Site sources of contamination was conducted. **GCI** makes no other warranty or representation, either expressed or implied.

This Report may contain recommendations that are partially based on the evaluation of the data available at the time and place set forth in the report. The work has been conducted in an objective and unbiased manner and in accordance with generally accepted professional practice for this type of work. **GCI** believes the analysis and recommendations to be accurate and relevant but cannot accept responsibility for the accuracy and completeness of available documentation or possible withholding of information by the interviewees or other private parties. It is possible that further investigation may reveal additional data, which may require a reassessment of the enclosed recommendations.

Partial findings of this investigation are based on data provided by others. **GCI disclaims** any responsibility for inaccuracies of information supplied by others in the preparation of this report.

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 restrains imposed by the client.

This Report is considered confidential and privileged information which was prepared for the sole and exclusive use and information of our Client. Neither **GCI** nor our Client makes any representations or warranties to third parties as to the accuracy or truth of any matters contained herein. It is also understood that these environmental findings, and the release thereof, is for informational purposes only and should not be relied upon by any lender, financial institution, or other entity except as specifically authorized by Client.

13.0 REFERENCES

Athanor Environmental Services Inc, 2017, *Report on Geophysical Survey, Soil Vapor Investigation and Indoor Air Investigation, 237 W. Chapman Avenue, Orange, CA92866, October 17, 2017.*

California Division of Mines and Geology (CDMG), 1965, *Geologic Map of California, Santa Ana Sheet, scale 1:250,000*

California Department of Water Resources (DWR), 1967, *Progress Report on Ground Water Geology of the Coastal Plains of Orange County, State of California The Resources Agency, Department of Water Resources Southern District*, July 1967.

EnSafe , 2019, *Hazardous Building Materials Survey, 237 W. Chapman Avenue, Santa Ana ?, California 92866, October 18, 2019.*

ERIS, 2023, *City Directory Search, Town & Country Hand Car Wash, 2747 E. Chapman Ave., Orange, CA 92869*, October 5, 2023.

----------, *Database Report, Town & Country Hand Car Wash, 2747 E. Chapman Ave., Orange, CA 92869*, October 5, 2023.

----------, *Fire Insurance Maps, Town & Country Hand Car Wash, 2747 E. Chapman Ave., Orange, CA 92869*, October 5, 2023.

----------, *Historic Aerials, Town & Country Hand Car Wash, 2747 E. Chapman Ave., Orange, CA 92869*, October 5, 2023.

----------, *Physical Setting Report, Town & Country Hand Car Wash, 2747 E. Chapman Ave., Orange, CA 92869*, October 5, 2023.

----------, *Topographic Maps Town & Country Hand Car Wash, 2747 E. Chapman Ave., Orange, CA CA 92869*, October 5, 2023.

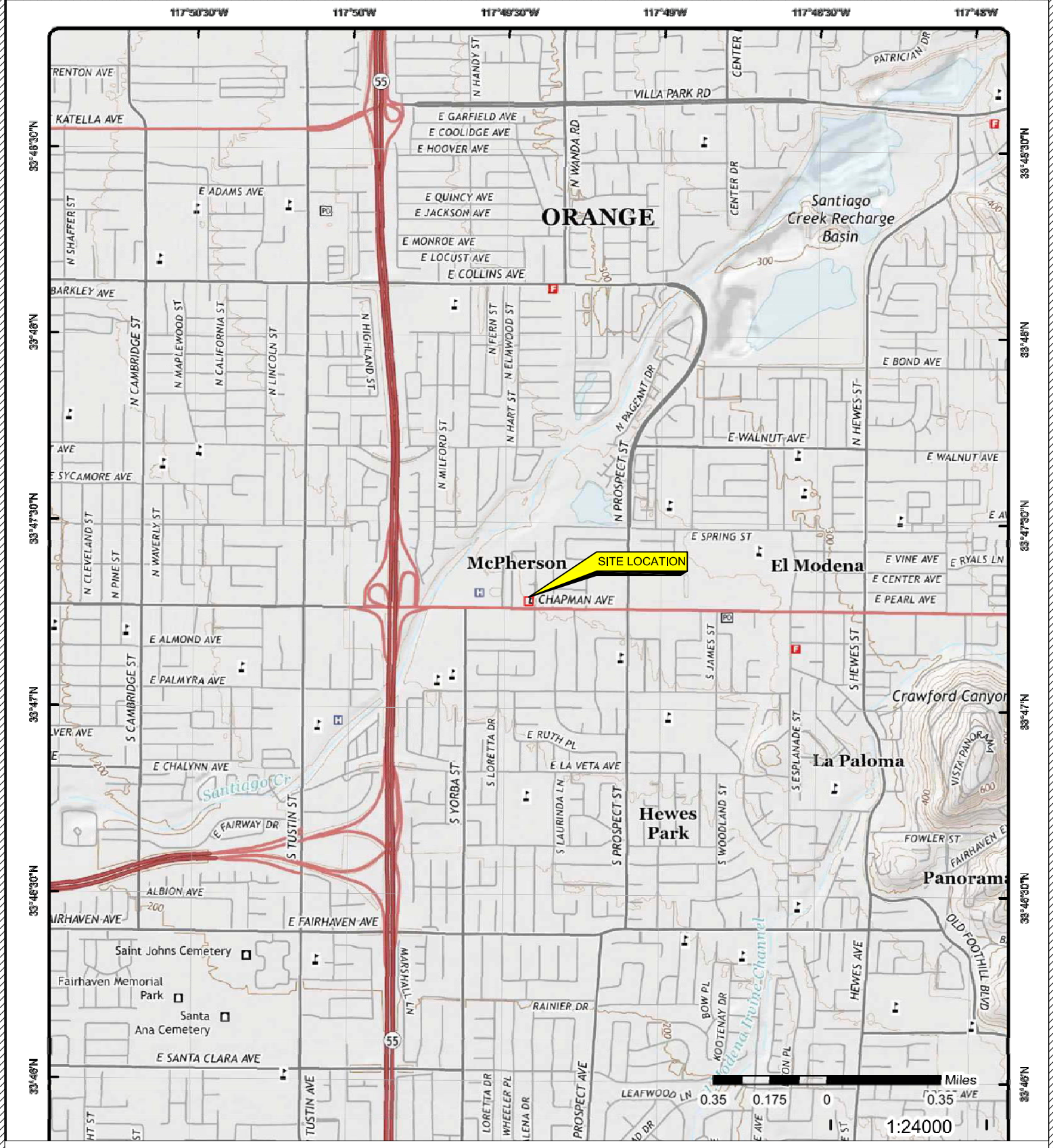
Gabriel Environmental Group, 2019, *Phase I Environmental Site Assessment, Facilities 237 W. Chapman Avenue, Orange, Orange County, CA92866, January 25, 2019.*

Geo-Cal, Inc (GCI), 2023, *Phase I Environmental Site Assessment, 237 W. Chapman Avenue, Orange, CA92866, October 7, 2023.*

GeoTracker Website: *https://geotracker.waterboards.ca.gov/*

MyNHD, 2023, *Natural Hazard Disclosure Statement, Report No. 36851-526, APN 039-173-10, 237 W. Chapman Avenue, Orange, Orange County, CA92866, September 15, 2023.*

FIGURES

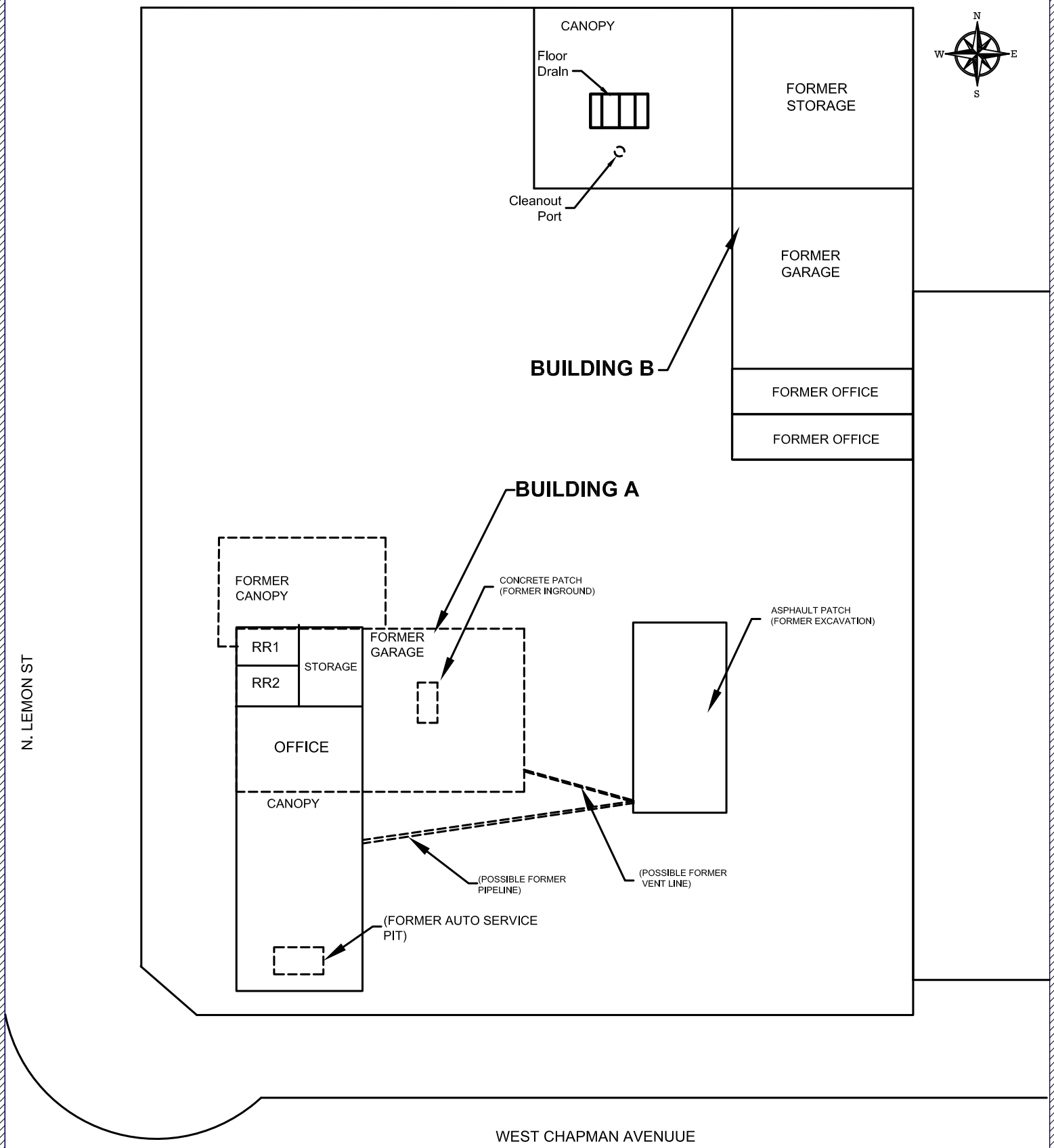


2015 USGS TOPOGRAPHIC MAP, ORANGE QUADRANGLE 1:24000

GEO-CAL, INC.
Environmental & Geotechnical Engineering
4370 Hallmark Prkwy. Ste #101
San Bernardino CA 92407

Figure 1
Site Location

TOWN AND COUNTRY HAND CAR WASH
2747 E. Chapman Ave.
Orange, CA 92869



GEO-CAL, INC.
Environmental & Geotechnical Engineering
4370 Hallmark Prkwy. Ste #101
San Bernardino CA 92407

Figure 2
Site PLOT PLAN

237 W. CHAPMAN AVENUE
ORANGE, CA 92866

APPENDIX A

ERIS REPORTS

ERIS

DATABASE REPORT

Project Property:	*NEC Chapman Ave & N. Lemon St.* *237 W. Chapman Ave* *Orange CA 92866*
Project No:	*None*
Report Type:	*Database Report*
Order No:	*23100300590*
Requested by:	*Geo-Cal, Inc.*
Date Completed:	*October 5, 2023*

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

Table of Contents

Table of Contents.....2
Executive Summary.....3
Executive Summary: Report Summary.....4
Executive Summary: Site Report Summary - Project Property.....9
Executive Summary: Site Report Summary - Surrounding Properties.....10
Executive Summary: Summary by Data Source.....24
Map.....45
Aerial.....48
Topographic Map.....49
Detail Report.....50
Unplottable Summary.....337
Unplottable Report.....338
Appendix: Database Descriptions.....339
Definitions.....358

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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

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

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

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

Executive Summary

Property Information:

Project Property:	*NEC Chapman Ave & N. Lemon St.* *237 W. Chapman Ave Orange CA 92866*
Project No:	*None*
Coordinates:	
Latitude:	*33.78814011*
Longitude:	*-117.85502261*
UTM Northing:	*3,738,994.25*
UTM Easting:	*420,843.90*
UTM Zone:	*UTM Zone 11S*
Elevation:	*185 FT*

Order Information:

Order No:	*23100300590*
Date Requested:	*October 3, 2023*
Requested by:	*Geo-Cal, 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
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	**1**	0	-	**1**
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	**1**	0	-	**1**
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	**1**	0	-	**1**
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	**1**	0	**1**	**2**
RCRA TSD	Y	0.5	0	**1**	0	**1**	-	**2**
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	**5**	**7**	-	-	**12**
RCRA VSQG	Y	0.25	0	**1**	0	-	-	**1**
RCRA NON GEN	Y	0.25	**1**	**13**	**15**	-	-	**29**
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	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

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
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	**4**	0	**12**	**16**
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	**1**	0	-	**1**
HWP	Y	1	0	0	**1**	0	**2**	**3**
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	**1**	0	-	**1**
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	**1**	**2**	**3**	-	**6**
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	**1**	0	-	-	**1**
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	**4**	**7**	-	-	**11**
UST SWEEPS	Y	0.25	0	0	**1**	-	-	**1**
AST	Y	0.25	0	0	**1**	-	-	**1**
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	**1**	-	-	**1**
DELISTED CTNK	Y	0.25	0	**1**	0	-	-	**1**
HIST TANK	Y	0.25	0	**4**	**7**	-	-	**11**

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
LUR	Y	0.5	0	0	**1**	0	-	**1**
CALSITES	Y	0.5	0	0	**2**	0	-	**2**
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	**1**	0	-	**1**
CLEANUP SITES	Y	0.5	0	0	**2**	**1**	-	**3**
DELISTED CLEANUP	Y	0.5	0	0	0	0	-	0
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 INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County								
ICP ORANGE	Y	0.25	0	0	**2**	-	-	**2**
LOP ORANGE	Y	0.5	0	0	**1**	**1**	-	**2**
NPUT ORANGE	Y	0.5	0	0	0	0	-	0
UST ORANGE	Y	0.25	0	0	0	-	-	0
AST ORANGE	Y	0.25	0	0	**1**	-	-	**1**
UST CLP ANAHEIM	Y	0.5	0	0	0	0	-	0
UST ANAHEIM	Y	0.25	0	0	0	-	-	0
AST ANAHEIM	Y	0.25	0	0	0	-	-	0
Additional Environmental Records								
Federal								
FINDS/FRS	Y	PO	**1**	**1**	-	-	-	**2**
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	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
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	**1**	**1**	-	**2**
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	**2**	0	-	-	**2**
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	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	**2**	**2**
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	**12**	-	-	**12**
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	**1**	-	-	**1**
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
PFAS SAMPLING	Y	0.5	0	0	**1**	0	-	**1**
DRYCLEANERS	Y	0.25	0	**3**	0	-	-	**3**
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS GT CLEANUPS	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
PFAS GW	Y	0.5	0	0	**1**	0	-	**1**
PFAS INVEST	Y	0.5	0	0	**1**	0	-	**1**
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	**1**	**1**
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	**2**	**1**	-	-	-	**3**
HAZ GEN	Y	PO	0	**4**	-	-	-	**4**
HAZ TSD	Y	0.5	0	0	0	0	-	0
HIST MANIFEST	Y	PO	0	**1**	-	-	-	**1**
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	**10**	-	-	-	**10**
DELISTED HAZ	Y	0.5	0	0	**1**	0	-	**1**
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	**11**	**5**	-	-	**16**
CDL	Y	0.125	0	0	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
HW ORANGE	Y	0.125	0	**4**	-	-	-	**4**
Total:			***4***	***68***	***85***	***7***	***18***	***182***

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

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	HAZNET	PLAZA MUFFLER & AUTOMOTIVE SERVICES INC	237 W CHAPMAN AVE ORANGE CA 928661303	SSW	0.00 / 0.00	0	50
1	HAZNET	HOFFMAN RADIATOR	237 WEST CHAPMAN AVENUE ORANGE CA 928660000	SSW	0.00 / 0.00	0	50
1	RCRA NON GEN	6TH & PINE DEVELOPMENT, LLC	237 W. CHAPMAN AVE. ORANGE CA 92866 ***EPA Handler ID:*** *CAC003082639*	SSW	0.00 / 0.00	0	50
1	FINDS/FRS	6TH & PINE DEVELOPMENT, LLC	237 W. CHAPMAN AVE. ORANGE CA 92866 ***Registry ID:*** *110070846034*	SSW	0.00 / 0.00	0	51

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	RCRA NON GEN	SHARON GALVAN	121 N LEMON ST ORANGE CA 92866 ***EPA Handler ID:*** CAC003202467	NW	0.01 / 37.51	-1	52
3	HAZNET	1X MCGREW CONSTRUCTION	NW CORNER OF LEMON & CHAPMAN ORANGE CA 928060000	SW	0.01 / 45.84	-1	53
3	HIST MANIFEST		NW CORNER OF LEMON & CHAPMAN ORANGE CA 928060000	SW	0.01 / 45.84	-1	53
4	HAZ GEN	CHURCH INTERNATIONAL OF FOURSQUARE GOSPEL	234 W CHAPMAN AVE # 238 ORANGE CA 928661304	S	0.01 / 47.72	-1	54
5	UST	Parking Structure	130 N Lemon Orange CA 92866 ***Tank ID No. | Tank Status | Tank Closure Date:*** 2 | UST Removal | 11/28/2017 12:00:00 AM, 1 | UST Removal | 11/28/2017 12:00:00 AM	NW	0.01 / 68.65	-2	54
5	DELISTED CTNK	Parking Structure	130 N LEMON ORANGE CA 92866	NW	0.01 / 68.65	-2	55
5	HAZ GEN	OCTA	130 N. LEMON ST ORANGE CA 92867	NW	0.01 / 68.65	-2	55
6	HW ORANGE	Fce Car Care Center	135 N Lemon St Orange, Ca 92866-1315 Orange CA 92866-1315	NNW	0.02 / 84.75	-1	55
6	CERS HAZ	FCE CAR CARE CENTER	135 N LEMON ST ORANGE CA 92866	NNW	0.02 / 84.75	-1	56
6	RCRA TSD	FCE AUTOMOTIVE	135 N LEMON ST ORANGE CA 92866-0000 ***EPA Handler ID:*** CAL000221517	NNW	0.02 / 84.75	-1	59
6	RCRA NON GEN	FCE AUTOMOTIVE	135 N LEMON ST ORANGE CA 92866-0000 ***EPA Handler ID:*** CAL000221517	NNW	0.02 / 84.75	-1	60
6	FINDS/FRS	FCE AUTOMOTIVE	135 N LEMON ST ORANGE CA 92866-0000 ***Registry ID:*** 110070589235	NNW	0.02 / 84.75	-1	61

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
6	HAZ GEN	FCE AUTOMOTIVE	135 N LEMON ST ORANGE CA 928660000	NNW	0.02 / 84.75	-1	62
7	HAZ GEN	PERFERRED DENTAL CARE	222 W CHAPMAN AVE ORANGE CA 928680000	SE	0.02 / 90.22	0	62
8	RCRA SQG	SPIC 'N SPIN CLEANERS	201 W CHAPMAN AVE ORANGE CA 92866 ***EPA Handler ID:*** CAD981450059	ESE	0.03 / 172.70	1	62
8	DRYCLEANERS	SPIC 'N SPAN DRAPERY & DRY CLEANERS	201 W CHAPMAN AVE ORANGE CA	ESE	0.03 / 172.70	1	63
8	DRYCLEANERS	SPIC & SPAN CLEANERS	201 W CHAPMAN AVE ORANGE CA	ESE	0.03 / 172.70	1	63
8	DRYCLEANERS	SPIC N SPAN DRY CLEANERS	201 W CHAPMAN AVE ORANGE CA	ESE	0.03 / 172.70	1	64
8	EMISSIONS	SPIC 'N SPAN DRY CLEANERS, J S	201 W. CHAPMAN AVE. ORANGE CA 92666	ESE	0.03 / 172.70	1	64
8	EMISSIONS	SPIC N SPAN DRY CLEANERS/GILBERT HWANG	201 W CHAPMAN AVE ORANGE CA 92866	ESE	0.03 / 172.70	1	65
8	FED DRYCLEANERS	SPIC 'N SPIN CLEANERS	201 W CHAPMAN AVE ORANGE CA 92866 ***FRS Facility ID:*** 110008269346	ESE	0.03 / 172.70	1	65
8	RCRA NON GEN	SPIC N SPAN DRY CLEANERS	201 W CHAPMAN AVE ORANGE CA 92866 ***EPA Handler ID:*** CAL000322104	ESE	0.03 / 172.70	1	65
8	FED DRYCLEANERS	SPIC N SPAN DRY CLEANERS	201 W CHAPMAN AVE ORANGE CA 92866 ***FRS Facility ID:*** 110070470454	ESE	0.03 / 172.70	1	66
9	HW ORANGE	Snows Automotive Repair Center	324 W Chapman Ave Orange, Ca 92866-1354 Orange CA 92866-1354	WSW	0.04 / 218.27	-2	66
9	CERS HAZ	SNOWS AUTOMOTIVE REPAIR CENTER	324 W CHAPMAN AVE ORANGE CA 92866	WSW	0.04 / 218.27	-2	66

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
10	EMISSIONS	GLENN R. JOHNSON ARCHITECTURAL	321 W. CHAPMAN AVE. ORANGE CA 92666	WSW	0.04 / 229.44	-2	72
11	RCRA NON GEN	CALIFORNIA CAR CARE	129 N CYPRESS ST ORANGE CA 92866 ***EPA Handler ID:*** CAD981167612	WNW	0.05 / 240.03	-1	72
11	RCRA NON GEN	ALL STAR PAINT & BODY INC	129 N CYPRESS ST ORANGE CA 92867 ***EPA Handler ID:*** CAD981419112	WNW	0.05 / 240.03	-1	73
11	CERS HAZ	Chapman CBC, LLC	123 N CYPRESS ST ORANGE CA 92866	WNW	0.05 / 240.03	-1	75
12	LUST	HAGEN MOBIL	396 W CHAPMAN AVE ORANGE CA 92666 ***Global ID | Status Date | Status:*** T0605901571 | 12/16/1992 | COMPLETED - CASE CLOSED	WSW	0.05 / 248.38	-2	77
12	HHSS	HAGENS SERVICE CENTER	396 W. CHAPMAN AVE ORANGE CA 92666	WSW	0.05 / 248.38	-2	80
12	HHSS	HAGENS MOBIL	396 W. CHAPMAN AVE ORANGE CA 92680	WSW	0.05 / 248.38	-2	80
12	HHSS	WILLIAM C HAGEN	396 CHAPMAN ORANGE CA 92666	WSW	0.05 / 248.38	-2	80
12	HIST TANK	HAGEN'S SERVICE CENTER	396 W. CHAMPAN AVE. ORANGE CA	WSW	0.05 / 248.38	-2	80
12	HIST TANK	WILLIAM C. HAGEN	396 CHAPMAN ORANGE CA	WSW	0.05 / 248.38	-2	80
12	HIST TANK	HAGEN'S MOBIL	396 W. CHAPMAN AVE ORANGE CA	WSW	0.05 / 248.38	-2	81
13	RCRA SQG	BLAKE AND NATION IONC	153 N CYPRESS ST ORANGE CA 92866 ***EPA Handler ID:*** CAD981395783	NW	0.07 / 345.22	-3	81
13	HW ORANGE	Fix Auto Orange	153 N Cypress St Orange, Ca 92866-1309 Orange CA 92866-1309	NW	0.07 / 345.22	-3	82

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
13	EMISSIONS	BLAKE & NATION PAINT & BODY SH	153 N. CYPRESS ST. ORANGE CA 92666	NW	0.07 / 345.22	-3	82
13	EMISSIONS	BLAKE & NATION PAINT & BODY SHOP INC	153 N CYPRESS ST 30ANGE CA 92866	NW	0.07 / 345.22	-3	83
13	EMISSIONS	BLAKE & NATION PAINT & BODY SH	153 N CYPRESS ST ORANGE CA 92666	NW	0.07 / 345.22	-3	83
13	CERS HAZ	FIX AUTO ORANGE	153 N CYPRESS ST ORANGE CA 92866	NW	0.07 / 345.22	-3	84
13	EMISSIONS	FIX AUTO ORANGE	153 N CYPRESS ST ORANGE CA 92866	NW	0.07 / 345.22	-3	88
13	RCRA NON GEN	FIX AUTO ORANGE	153 N CYPRESS ST ORANGE CA 92866-1309 ***EPA Handler ID:*** CAL000401347	NW	0.07 / 345.22	-3	90
13	RCRA NON GEN	FIX AUTO ORANGE	153 N CYPRESS ST ORANGE CA 92866 ***EPA Handler ID:*** CAL000455909	NW	0.07 / 345.22	-3	91
14	CERS HAZ	Urth Caffe Associates VIII, LLC	100 W CHAPMAN AVE ORANGE CA 92866	ESE	0.07 / 374.99	3	92
15	EMISSIONS	RANDY EMA REMODEL INC	142 N CYPRESS ORANGE CA 92866	WNW	0.07 / 395.04	-4	94
15	EMISSIONS	RANDY EMA REMODEL INC	142 N CYPRESS ORANGE CA 92666	WNW	0.07 / 395.04	-4	95
15	RCRA NON GEN	RANDY EMA INC	142 N CYPRESS ORANGE CA 92666-0000 ***EPA Handler ID:*** CAL000043102	WNW	0.07 / 395.04	-4	97
16	RCRA SQG	MALIBU AUTO BODY	136 N CYPRESS ORANGE CA 92865 ***EPA Handler ID:*** CAD983593567	WNW	0.08 / 411.44	-4	98
16	EMISSIONS	MALIBU AUTO BODY	136 N CYPRESS AV ORANGE CA 92666	WNW	0.08 / 411.44	-4	99

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
17	RCRA NON GEN	MASONIC TEMPLE ASSOCIATION OF ORANGE	102 N. GLASSELL ST ORANGE CA 92866 ***EPA Handler ID:*** CAC002967447	E	0.10 / 527.43	5	100
18	RCRA VSQG	WESTSIDE GARAGE LLC	424 W CHAPMAN AVE ORANGE CA 92866 ***EPA Handler ID:*** CAR000300616	W	0.10 / 539.99	-4	101
19	RCRA SQG	RASPORT	154 S CYPRESS ST ORANGE CA 92866 ***EPA Handler ID:*** CAD983645284	SW	0.10 / 541.04	-2	103
20	HHSS	MOBIL	154 NO. GLASSEL ORANGE CA 92666	ENE	0.11 / 579.61	5	104
20	CERS HAZ	Zito's Pizza	156 N GLASSELL ST ORANGE CA 92866	ENE	0.11 / 579.61	5	104
20	HIST TANK	MOBIL	154 NO. GLASSEL ORANGE CA	ENE	0.11 / 579.61	5	106
21	CERS HAZ	Blaze Pizza	101 S GLASSELL ST ORANGE CA 92866	ESE	0.11 / 588.81	4	106
22	CERS HAZ	Provisions Deli & Bottle Shop	143 N GLASSELL ST ORANGE CA 92866	ENE	0.11 / 603.16	5	109
23	EMISSIONS	PETES ROAD SERVICE INC	160 S CYPRESS ORANGE CA 92666	SW	0.12 / 608.83	-2	111
23	RCRA NON GEN	VERANEX	160 S. CYPRESS ST SUITE 400 ORANGE CA 92866 ***EPA Handler ID:*** CAC003229434	SW	0.12 / 608.83	-2	112
24	RCRA NON GEN	CASA TERESA	123 W. MAPLE AVENUE ORANGE CA 92866 ***EPA Handler ID:*** CAC003030806	NE	0.12 / 612.83	3	113
25	RCRA NON GEN	SMITH EBERT LP	122 S GLASSELL ST SUITE 31 ORANGE CA 92866 ***EPA Handler ID:*** CAC003038071	ESE	0.12 / 628.02	4	114
26	CERS HAZ	THE PIZZA PRESS	155 N GLASSELL ST ORANGE CA 92866	ENE	0.12 / 649.60	5	115

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
27	RCRA SQG	Z Z AUTO SALVAGE	233 N LEMON ORANGE CA 92866 ***EPA Handler ID:*** CAD983597824	N	0.12 / 651.88	-1	118
27	HW ORANGE	Abs Power Brake	233 N Lemon St Orange, Ca 92866-1317 Orange CA 92866-1317	N	0.12 / 651.88	-1	119
27	CERS HAZ	ABS POWER BRAKE	233 N LEMON ST ORANGE CA 92866	N	0.12 / 651.88	-1	119
27	RCRA NON GEN	ABS POWER BRAKE INC	233 N LEMON ST ORANGE CA 92866-1317 ***EPA Handler ID:*** CAL000219636	N	0.12 / 651.88	-1	127
28	LUST	SOCIETY OF ST. VINCENT DE PAUL	180 S CYPRESS ORANGE CA 92866 ***Global ID | Status Date | Status:*** T0605999020 | 6/3/1999 | COMPLETED - CASE CLOSED	SW	0.13 / 696.30	-3	128
28	HHSS	ST VINCENT LE PAUL WAREHOUSE	180 S. CYPRESS ORANGE CA 92666	SW	0.13 / 696.30	-3	130
28	HIST TANK	ST. VINCENT DE PAUL WAREHOUSE	180 SO. CYPRESS ORANGE CA	SW	0.13 / 696.30	-3	130
29	DELISTED HAZ	Haven Gastropub	190 S GLASSELL ST.; SUITE C & D ORANGE CA 92866	SE	0.14 / 751.63	5	130
30	HHSS	BREWER AND SON AUTO INC	202 N. GLASSELL ORANGE CA 92666	NE	0.14 / 759.59	6	131
30	HIST TANK	BREWER & SON AUTO INC.	202 N. GLASSELL ORANGE CA	NE	0.14 / 759.59	6	131
31	WMUD	ULLMANS TRUCK LINES	115 1/2 EAST CHAPMAN ORANGE CA	E	0.15 / 789.34	6	131
32	ALT FUELS	CU WEST CAMPUS B3	228 N Cypress St Orange CA 92866 ***ID:*** 159798	NNW	0.15 / 794.68	-6	132
32	ALT FUELS	CU WEST CAMPUS A2	228 N Cypress St Orange CA 92868 ***ID:*** 159918	NNW	0.15 / 794.68	-6	133

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
32	ALT FUELS	CU WEST CAMPUS B2	228 N Cypress St Orange CA 92866 ***ID:*** 177935	NNW	0.15 / 794.68	-6	134
32	ALT FUELS	CU WEST CAMPUS A1	228 N Cypress St Orange CA 92866 ***ID:*** 177937	NNW	0.15 / 794.68	-6	134
32	ALT FUELS	CU WEST CAMPUS B1	228 N Cypress St Orange CA 92866 ***ID:*** 177936	NNW	0.15 / 794.68	-6	135
33	PFAS IND	GRAY ENGINEERING LABS	ORANGE CA	W	0.15 / 806.03	-5	136
34	PFAS GW		CA	WSW	0.15 / 817.30	-3	136
34	PFAS SAMPLING	WELL 18	ORANGE CA	WSW	0.15 / 817.30	-3	180
34	PFAS INVEST	WELL 18	CA	WSW	0.15 / 817.30	-3	195
35	ALT FUELS	Haven Craft Kitchen + Bar - Tesla Destination	190 S. Glassell St Orange CA 92866 ***ID:*** 113190	SE	0.16 / 839.90	5	195
35	SSTS	TAO CLEAN LLC	190 S GLASSELL ST - ORANGE CA 92866 ***Establishment No:*** 97452-CA-1	SE	0.16 / 839.90	5	196
36	RCRA NON GEN	CHAPMAN UNIV	283 N CYPRESS ST ORANGE CA 92866 ***EPA Handler ID:*** CAP000243063	NNW	0.17 / 907.56	-5	196
36	ALT FUELS	CU KNOTT STUDIO 3W	283 N Cypress St Orange CA 92866 ***ID:*** 159862	NNW	0.17 / 907.56	-5	198
36	ALT FUELS	CU KNOTT STUDIO 1W	283 N Cypress St Orange CA 92866 ***ID:*** 178057	NNW	0.17 / 907.56	-5	199
36	ALT FUELS	CU KNOTT STUDIOS 2	283 N Cypress St Orange CA 92866 ***ID:*** 178058	NNW	0.17 / 907.56	-5	199
36	ALT FUELS	CU KNOTT STUDIO 2W	283 N Cypress St Orange CA 92866	NNW	0.17 / 907.56	-5	200

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			ID: 178055				
36	ALT FUELS	CU KNOTT STUDIOS 1	283 N Cypress St Orange CA 92866 **ID:** 206295	NNW	0.17 / 907.56	-5	201
37	ICP ORANGE	Chapman University - Anaconda Environment	250 N Cypress St Orange Ca 92866- CA 92866-	NNW	0.17 / 916.31	-6	201
38	RCRA SQG	GRAY ENGINEERING LABS	504 W CHAPMAN AVE, STE P ORANGE CA 92868 **EPA Handler ID:** CAD981385735	WSW	0.18 / 924.38	-4	202
38	EMISSIONS	ALLSTAR PAINT & BODY INC	504 W CHAPMAN AVE ORANGE CA 92668	WSW	0.18 / 924.38	-4	203
38	RCRA NON GEN	CURTIS SPEED EQUIPTMENT	504 W CHAPMAN AVE STE P ORANGE CA 92868 **EPA Handler ID:** CAL000460456	WSW	0.18 / 924.38	-4	203
39	CERCLIS	AMF VOIT INC	426 W ALMOND ORANGE CA 92667 **Site EPA ID:** CAD049901176	SW	0.18 / 926.99	-3	204
39	CERCLIS NFRAP	AMF VOIT INC	426 W ALMOND ORANGE CA 92667 **Site EPA ID:** CAD049901176	SW	0.18 / 926.99	-3	205
39	RCRA CORRACTS	AMF VOIT INC	426 W ALMOND ORANGE CA 92866 **EPA Handler ID:** CAD049901176	SW	0.18 / 926.99	-3	206
39	RCRA SQG	AMF VOIT INC	426 W ALMOND ORANGE CA 92866 **EPA Handler ID:** CAD049901176	SW	0.18 / 926.99	-3	209
39	ENVIROSTOR	AMF VOIT INC	426 W ALMOND ORANGE CA 926660000 **Estor/EPA ID | Cleanup Status:** 80001403 | NO ACTION REQUIRED AS OF 10/5/2018	SW	0.18 / 926.99	-3	211
39	ENVIROSTOR	AMF VOIT INC	426 W ALMOND ORANGE CA 926660000 **Estor/EPA ID | Cleanup Status:** CAD049901176 |	SW	0.18 / 926.99	-3	213
39	HWP	AMF VOIT INC	426 W ALMOND ORANGE CA 926660000 **Estor/EPA ID | Cleanup Status:** CAD049901176 |	SW	0.18 / 926.99	-3	214
39	ENVIROSTOR	AMF NEWPORT DIVERS	426 WEST ALMOND ORANGE CA 92667	SW	0.18 / 926.99	-3	215

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Estor/EPA ID	Cleanup Status:*** 30340005 | REFER: OTHER AGENCY AS OF 6/21/1988			
39	HHSS	SHELTON AND LAMONICA PROPERTIE	426 W. ALMOND ORANGE CA 92666	SW	0.18 / 926.99	-3	216
39	SEMS ARCHIVE	AMF VOIT INC	426 W ALMOND ORANGE CA 92667 ***EPA ID:*** CAD049901176	SW	0.18 / 926.99	-3	216
39	CALSITES	AMF NEWPORT DIVERS	426 WEST ALMOND ORANGE CA 92667	SW	0.18 / 926.99	-3	216
40	EMISSIONS	JBL ENTERPRISES INC.	426 W ALMOND AVE. ORANGE CA 92666	SW	0.18 / 927.45	-3	217
40	HIST TANK	SHELTON AND LAMONICA PROPERTIE	426 W. ALMOND ORANGE CA	SW	0.18 / 927.45	-3	218
41	RCRA NON GEN	PACKING HOUSE	426 W. ALMOND AVE ORANGE CA 92866 ***EPA Handler ID:*** CAC003146029	SW	0.18 / 934.99	-3	218
41	RCRA NON GEN	PACKING HOUSE	426 W. ALMOND AVE. ORANGE CA 92866 ***EPA Handler ID:*** CAC003147655	SW	0.18 / 934.99	-3	219
42	RCRA NON GEN	191 ORANGE LLC	191 N ORANGE ST ORANGE CA 92866 ***EPA Handler ID:*** CAC003224073	ENE	0.18 / 951.26	8	220
43	HIST TANK	GREER BROS. ENTERPRISES	133 NO. PIXLEY ORANGE CA	W	0.18 / 958.84	-7	221
44	VCP	SO CAL GAS/ORANGE MGP	E OF PIXLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92868 ***Estor/EPA ID	Cleanup Status:*** 30490106 | ACTIVE AS OF 11/16/2017	WSW	0.19 / 983.82	-6	221
44	ENVIROSTOR	SO CAL GAS/ORANGE MGP	E OF PIXLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92868 ***Estor/EPA ID	Cleanup Status:*** 30490106 | ACTIVE AS OF 11/16/2017	WSW	0.19 / 983.82	-6	228
44	LUR	SO CAL GAS/ORANGE MGP	E OF PIXLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92868 ***Estor/EPA ID	Cleanup Status:*** 30490106 | ACTIVE AS OF 11/16/2017	WSW	0.19 / 983.82	-6	235
45	AST ORANGE	Truck Lubrication Co	143 S Pixley St Orange, Ca 92868-2841 CA	WSW	0.19 / 1,018.13	-7	241

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Establishment ID: FA0027800				
45	AST		143 S PIXLEY ST ORANGE CA 92868	WSW	0.19 / 1,018.13	-7	242
45	HHSS	TRUCK LUBRICATION INC	143 S. PIXLEY STREET ORANGE CA 92668	WSW	0.19 / 1,018.13	-7	242
45	CERS TANK	TRUCK LUBRICATION CO	143 S PIXLEY ST ORANGE CA 92868 ***Site ID:*** 412550	WSW	0.19 / 1,018.13	-7	242
45	RCRA NON GEN	TRUCK LUBRICATION INC	143 S PIXLEY ST ORANGE CA 92668-0000 ***EPA Handler ID:*** CAL000027698	WSW	0.19 / 1,018.13	-7	249
45	C&D DEBRIS RECY	TRUCK LUBRICATION COMPANY-ORANGE	143 S PIXLEY ST ORANGE CA 92868	WSW	0.19 / 1,018.13	-7	250
46	HHSS	GREER BROS ENTERPRISES	133 NO. PIXLEY ORANGE CA 92668	W	0.19 / 1,020.36	-8	250
47	RCRA SQG	REYES ALTERNATORS	125 N PIXLEY ST ORANGE CA 92868 ***EPA Handler ID:*** CAR000196048	W	0.19 / 1,027.91	-8	250
48	RCRA NON GEN	DALE FORESTER	159 N. PIXLEY ST. ORANGE CA 92868 ***EPA Handler ID:*** CAC003093735	W	0.20 / 1,047.31	-9	252
49	RCRA SQG	A J AUTO	159 N PIXLEY ORANGE CA 92867 ***EPA Handler ID:*** CAD983597782	WNW	0.20 / 1,056.36	-9	253
50	EMISSIONS	RAY GARVIN BODY SHOP, R. GARVI	501 W MAPLE ORANGE CA 92668	WNW	0.20 / 1,067.65	-10	254
51	HIST TANK	TRUCK LUBRICATION, INC.	143 S. PIXLEY STREET ORANGE CA	WSW	0.21 / 1,082.56	-6	254
52	HIST TANK	ORANGE COUNTY STRIPING SERVICE	183 N. PIXLEY ST. ORANGE CA	WNW	0.21 / 1,092.89	-9	254
53	HHSS	ORANGE COUNTY STRIPING SERVICE	183 N. PIXLEY ST. ORANGE CA 92668	WNW	0.21 / 1,105.48	-9	255

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
53	RCRA NON GEN	ORANGE COUNTY STRIPING SERVICE INC	183 N PIXLEY ST ORANGE CA 92668-0000 ***EPA Handler ID:*** CAD981613920	WNW	0.21 / 1,105.48	-9	255
54	CALSITES	SO CAL GAS/ORANGE MGP	E OF PIXSLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92666	WSW	0.21 / 1,127.76	-7	256
55	RCRA NON GEN	COTTLE KEEN LOPICCOLO	254 S. GLASSELL STREET ORANGE CA 92866 ***EPA Handler ID:*** CAC003130664	SSE	0.22 / 1,170.31	4	257
56	RCRA SQG	AUTOMOTIVE PARTS EXCHANGE	296 N CYPRESS ST ORANGE CA 92866 ***EPA Handler ID:*** CAD981686058	NNW	0.22 / 1,180.05	-5	258
57	RCRA NON GEN	ANACONDA-ERICSON INC	303 W PALM AVE ORANGE CA 92866 ***EPA Handler ID:*** CAD008363608	NNW	0.22 / 1,183.75	-3	259
57	RCRA NON GEN	CHAPMAN UNIV. PACKING HOUSE/SPECTRA	303 W. PALM AVE ORANGE CA 92866 ***EPA Handler ID:*** CAC002975777	NNW	0.22 / 1,183.75	-3	260
57	RCRA NON GEN	CHAPMAN UNIV. PACKING HOUSE/SPECTRA	303 W. PALM AVE ORANGE CA 92866 ***EPA Handler ID:*** CAC002995427	NNW	0.22 / 1,183.75	-3	261
57	ALT FUELS	CU BECKETT	303 W Palm Ave Orange CA 92866 ***ID:*** 233254	NNW	0.22 / 1,183.75	-3	262
58	RCRA NON GEN	MICHAEL RING	146 N GRAND ST ORANGE CA 92866 ***EPA Handler ID:*** CAC003104137	E	0.23 / 1,200.49	9	263
59	RCRA SQG	JBL ENTERPRISES INC	426 W ALMOND AVE UNIT B ORANGE CA 92866 ***EPA Handler ID:*** CAD982023269	SW	0.23 / 1,232.56	-2	264
59	ICP ORANGE	Former Citrus Coop Packing House	426 W Almond Ave Orange Ca 92866-1300 CA 92866-1300	SW	0.23 / 1,232.56	-2	265
59	CLEANUP SITES	FORMER CITRUS COOP PACKING HOUSE	426 W ALMOND AVE ORANGE CA 92866 ***Status | Site Facility Type:*** COMPLETED - CASE CLOSED | CLEANUP PROGRAM SITE	SW	0.23 / 1,232.56	-2	265

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
60	LUST	FIRE DEPARTMENT HEADQUARTERS	176 GRAND ORANGE CA 92866	ESE	0.24 / 1,254.69	10	267
			***Global ID	Status Date	Status:*** T0605900281	6/5/1998	COMPLETED - CASE CLOSED				
60	HHSS	FIRE HEADQUARTERS	176 SO. GRAND ORANGE CA 92666	ESE	0.24 / 1,254.69	10	270
60	LOP ORANGE	Fire Department Headquarters	176 S Grand St Orange Ca 92866-1535 CA ***Case ID:*** 98UT011 ***Closed Date:*** 6/5/1998	ESE	0.24 / 1,254.69	10	270
60	HIST TANK	FIRE HEADQUARTERS	176 SO. GRAND ORANGE CA	ESE	0.24 / 1,254.69	10	270
60	RCRA NON GEN	CITY OF ORANGE FIRE DEPT	176 S GRAND ST ORANGE CA 92866-1535 ***EPA Handler ID:*** CAL000009784	ESE	0.24 / 1,254.69	10	270
60	UST SWEEPS	FIRE HEADQUARTERS	176 S GRAND ORANGE CA ***C C	Status:*** A30-030-2626	ACTIVE ***Tank ID:*** 000001, 000002	ESE	0.24 / 1,254.69	10	271
61	RCRA SQG	EZE AUTO BROKERS	623 W CHAPMAN AVE ORANGE CA 92867 ***EPA Handler ID:*** CAD983593146	W	0.24 / 1,280.26	-9	272
61	RCRA NON GEN	DARRYL ROBERTS	623 W CHAPMAN AVE ORANGE CA 92868 ***EPA Handler ID:*** CAC003148426	W	0.24 / 1,280.26	-9	273
62	CLEANUP SITES	CHAPMAN UNIVERSITY, FORMER ANACONDA WEST/ANACONDA WIRE AND CABLE	220-296 CYPRESS ORANGE CA 92866 ***Status	Site Facility Type:*** OPEN - REMEDIATION	CLEANUP PROGRAM SITE	NNW	0.24 / 1,290.11	-5	274
62	EMISSIONS	J.M.S. AUTOMOTIVE REBUILDERS I	296 N CYPRESS ORANGE, CA CA 92666	NNW	0.24 / 1,290.11	-5	293
62	EMISSIONS	J.M.S. AUTOMOTIVE REBUILDERS I	296 N CYPRESS ORANGE CA 92666	NNW	0.24 / 1,290.11	-5	293
63	LOP ORANGE	Mitchell Auto Service	700 W Chapman Ave Orange Ca 92868-2821 CA ***Case ID:*** 98UT101 ***Closed Date:*** 3/3/2004	W	0.27 / 1,417.47	-9	294
63	RCRA TSD	J&P OIL COMPANY, INC.	700 W CHAPMAN AVE. ORANGE CA 92868	W	0.27 / 1,417.47	-9	294

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAC003013647				
64	LUST	VILLA PARK ORCHARDS ASSOC.	350 N CYPRESS ORANGE CA 92866	NNW	0.29 / 1,543.64	-5	295
			***Global ID	Status Date	Status:*** T0605901979	10/7/1996	COMPLETED - CASE CLOSED				
65	LUST	FCE AUTOMOTIVE	848 W CHAPMAN AVE ORANGE CA 92866	W	0.37 / 1,936.05	-13	298
			***Global ID	Status Date	Status:*** T0605901309	1/10/2022	COMPLETED - CASE CLOSED				
66	LUST	SMOG EXPRESS	904 W CHAPMAN AVE ORANGE CA 92668	W	0.41 / 2,143.08	-16	305
			***Global ID	Status Date	Status:*** T0605901289	1/29/1992	COMPLETED - CASE CLOSED				
67	CLEANUP SITES	RAILROAD RXR	420 S MONTGOMERY PL ORANGE CA 92668	SSW	0.44 / 2,327.81	-4	308
			***Status	Site Facility Type:*** COMPLETED - CASE CLOSED	CLEANUP PROGRAM SITE						
68	PFAS IND	OLD TOWN FIBERGLASS INC	ORANGE CA	SSW	0.47 / 2,503.80	-4	310
69	MRDS	SANTA ANA ROCK AND GRAVEL CO.	ORANGE COUNTY ORANGE CA 92866	SE	0.79 / 4,150.36	5	311
			Dep ID: 10115920				
70	INSP COMP ENF	SHIPLEY COMPANY LLC	642 W NICOLAS AVE ORANGE CA 92668	NNW	0.83 / 4,382.30	-7	311
70	ENVIROSTOR	SHIPLEY COMPANY LLC	642 W NICOLAS AVE ORANGE CA 926680000	NNW	0.83 / 4,382.30	-7	312
			***Estor/EPA ID	Cleanup Status:*** CAD001968361							
70	HWP	SHIPLEY COMPANY LLC	642 W NICOLAS AVE ORANGE CA 926680000	NNW	0.83 / 4,382.30	-7	313
			***Estor/EPA ID	Cleanup Status:*** CAD001968361							
71	ENVIROSTOR	INDEPENDENT FORGE CO.	692 N. BATAVIA ORANGE CA 92665	NW	0.85 / 4,466.23	-16	314
			***Estor/EPA ID	Cleanup Status:*** 71002881	INACTIVE - NEEDS EVALUATION AS OF						
72	ENVIROSTOR	STATEK CORP.	512 N. MAIN STREET ORANGE CA 92668	WNW	0.86 / 4,537.30	-29	314
			***Estor/EPA ID	Cleanup Status:*** 71002448	INACTIVE - NEEDS EVALUATION AS OF						
73	ENVIROSTOR	QUALITY ALUMINUM FORGE	810 N LEMON ST ORANGE CA 92867	N	0.86 / 4,543.51	5	315
			***Estor/EPA ID	Cleanup Status:*** 71003797	INACTIVE - NEEDS EVALUATION AS OF						
74	ENVIROSTOR	QUALITY ALUMINUM FORGE - ORANGE	820 N. CYPRESS STREET ORANGE CA 92867	N	0.87 / 4,596.91	3	315

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Estor/EPA ID	Cleanup Status:*** 71002792 | ACTIVE AS OF 11/7/2019			
75	ENVIROSTOR	BARKLEY INDUSTRIAL BUILDING	938 WEST BARKLEY AVENUE ORANGE CA 92868 ***Estor/EPA ID	Cleanup Status:*** 60002976 | ACTIVE AS OF 4/3/2020	NNW	0.94 / 4,987.30	-15	317
76	ENVIROSTOR	CREST CLEANERS	2739 NORTH GRAND AVENUE SANTA ANA CA 92701 ***Estor/EPA ID	Cleanup Status:*** 30720012 | REFER: 1248 LOCAL AGENCY AS OF 4/26/2001	SSE	0.95 / 4,992.83	1	321
77	MRDS	ORANGE COUNTY ROCK CO., INC.	ORANGE COUNTY ORANGE CA 92866 ***Dep ID:*** 10164156		ESE	0.96 / 5,090.12	27	321
78	ENVIROSTOR	ORANGE COUNTY ELECTRIC	811 WEST BARKLEY AVENUE ORANGE CA 92666 ***Estor/EPA ID	Cleanup Status:*** 30340240 | REFER: OTHER AGENCY AS OF 5/25/1988	NNW	0.99 / 5,202.91	-13	322
79	RCRA CORRACTS	DATA CIRCUITS INC	1607 W ORANGE GROVE AVE STE A ORANGE CA 92868 ***EPA Handler ID:*** CAD067625129		WNW	0.99 / 5,243.19	-30	323
79	ENVIROSTOR	DATA CIRCUITSINC.	1607 W ORANGE GROVE AVE ORANGE CA 926680000 ***Estor/EPA ID	Cleanup Status:*** CAD067625129 |	WNW	0.99 / 5,243.19	-30	328
79	ENVIROSTOR	DATA CIRCUITSINC.	1607 W ORANGE GROVE AVE ORANGE CA 926680000 ***Estor/EPA ID	Cleanup Status:*** 80001460 | ACTIVE AS OF 6/12/2012	WNW	0.99 / 5,243.19	-30	329
79	HWP	DATA CIRCUITSINC.	1607 W ORANGE GROVE AVE ORANGE CA 926680000 ***Estor/EPA ID	Cleanup Status:*** CAD067625129 |	WNW	0.99 / 5,243.19	-30	330
79	ENVIROSTOR	DATA CIRCUITS INC.	1607 WEST ORANGEGROVE, SUITE A ORANGE CA 92667 ***Estor/EPA ID	Cleanup Status:*** 30360005 | REFER: RCRA AS OF 5/10/1995	WNW	0.99 / 5,243.19	-30	331
80	ENVIROSTOR	STEVENS METAL FINISHING	1607 W. ORANGEGROVE AVENUE #D ORANGE CA 92668 ***Estor/EPA ID	Cleanup Status:*** 71002672 | NO FURTHER ACTION AS OF 5/17/2002	WNW	0.99 / 5,243.35	-30	332

Executive Summary: Summary by Data Source

Standard

Federal

SEMS ARCHIVE - SEMS List 8R Archive Sites

A search of the SEMS ARCHIVE database, dated Jul 26, 2023 has found that there are 1 SEMS ARCHIVE site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMF VOIT INC	426 W ALMOND ORANGE CA 92667	SW	0.18 / 926.99	39
	***EPA ID**: CAD049901176*			

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.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMF VOIT INC	426 W ALMOND ORANGE CA 92667	SW	0.18 / 926.99	39
	***Site EPA ID**: CAD049901176*			

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.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMF VOIT INC	426 W ALMOND ORANGE CA 92667	SW	0.18 / 926.99	39
	***Site EPA ID**: CAD049901176*			

RCRA CORRACTS - RCRA CORRACTS-Corrective Action

A search of the RCRA CORRACTS database, dated Jul 10, 2023 has found that there are 2 RCRA CORRACTS site(s) within approximately 1.00 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMF VOIT INC	426 W ALMOND ORANGE CA 92866	SW	0.18 / 926.99	39
	***EPA Handler ID**: CAD049901176*			
DATA CIRCUITS INC	1607 W ORANGE GROVE AVE STE A ORANGE CA 92868	WNW	0.99 / 5,243.19	79
	***EPA Handler ID**: CAD067625129*			

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jul 10, 2023 has found that there are 2 RCRA TSD site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
FCE AUTOMOTIVE	135 N LEMON ST ORANGE CA 92866-0000 ***EPA Handler ID**: CAL000221517*	NNW	0.02 / 84.75	6
J&P OIL COMPANY, INC.	700 W CHAPMAN AVE. ORANGE CA 92868 ***EPA Handler ID**: CAC003013647*	W	0.27 / 1,417.47	63

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jul 10, 2023 has found that there are 12 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SPIC 'N SPIN CLEANERS	201 W CHAPMAN AVE ORANGE CA 92866 ***EPA Handler ID**: CAD981450059*	ESE	0.03 / 172.70	8

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
BLAKE AND NATION IONC	153 N CYPRESS ST ORANGE CA 92866 ***EPA Handler ID**: CAD981395783*	NW	0.07 / 345.22	13
MALIBU AUTO BODY	136 N CYPRESS ORANGE CA 92865 ***EPA Handler ID**: CAD983593567*	WNW	0.08 / 411.44	16
RASPORT	154 S CYPRESS ST ORANGE CA 92866 ***EPA Handler ID**: CAD983645284*	SW	0.10 / 541.04	19
Z Z AUTO SALVAGE	233 N LEMON ORANGE CA 92866 ***EPA Handler ID**: CAD983597824*	N	0.12 / 651.88	27
GRAY ENGINEERING LABS	504 W CHAPMAN AVE, STE P ORANGE CA 92868 ***EPA Handler ID**: CAD981385735*	WSW	0.18 / 924.38	38
AMF VOIT INC	426 W ALMOND ORANGE CA 92866 ***EPA Handler ID**: CAD049901176*	SW	0.18 / 926.99	39
REYES ALTERNATORS	125 N PIXLEY ST ORANGE CA 92868 ***EPA Handler ID**: CAR000196048*	W	0.19 / 1,027.91	47

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
A J AUTO	159 N PIXLEY ORANGE CA 92867 ***EPA Handler ID**: CAD983597782*	WNW	0.20 / 1,056.36	49
AUTOMOTIVE PARTS EXCHANGE	296 N CYPRESS ST ORANGE CA 92866 ***EPA Handler ID**: CAD981686058*	NNW	0.22 / 1,180.05	56
JBL ENTERPRISES INC	426 W ALMOND AVE UNIT B ORANGE CA 92866 ***EPA Handler ID**: CAD982023269*	SW	0.23 / 1,232.56	59
EZE AUTO BROKERS	623 W CHAPMAN AVE ORANGE CA 92867 ***EPA Handler ID**: CAD983593146*	W	0.24 / 1,280.26	61

RCRA VSQG - RCRA Very Small Quantity Generators List

A search of the RCRA VSQG database, dated Jul 10, 2023 has found that there are 1 RCRA VSQG site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WESTSIDE GARAGE LLC	424 W CHAPMAN AVE ORANGE CA 92866 ***EPA Handler ID**: CAR000300616*	W	0.10 / 539.99	18

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jul 10, 2023 has found that there are 29 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SPIC N SPAN DRY CLEANERS	201 W CHAPMAN AVE ORANGE CA 92866 ***EPA Handler ID**: CAL000322104*	ESE	0.03 / 172.70	8
MASONIC TEMPLE ASSOCIATION OF ORANGE	102 N. GLASSELL ST ORANGE CA 92866 ***EPA Handler ID**: CAC002967447*	E	0.10 / 527.43	17
CASA TERESA	123 W. MAPLE AVENUE ORANGE CA 92866 ***EPA Handler ID**: CAC003030806*	NE	0.12 / 612.83	24
SMITH EBERT LP	122 S GLASSELL ST SUITE 31 ORANGE CA 92866 ***EPA Handler ID**: CAC003038071*	ESE	0.12 / 628.02	25
191 ORANGE LLC	191 N ORANGE ST ORANGE CA 92866 ***EPA Handler ID**: CAC003224073*	ENE	0.18 / 951.26	42

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
COTTLE KEEN LOPICCOLO	254 S. GLASSELL STREET ORANGE CA 92866 ***EPA Handler ID**: CAC003130664*	SSE	0.22 / 1,170.31	55
MICHAEL RING	146 N GRAND ST ORANGE CA 92866 ***EPA Handler ID**: CAC003104137*	E	0.23 / 1,200.49	58
CITY OF ORANGE FIRE DEPT	176 S GRAND ST ORANGE CA 92866-1535 ***EPA Handler ID**: CAL000009784*	ESE	0.24 / 1,254.69	60

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
6TH & PINE DEVELOPMENT, LLC	237 W. CHAPMAN AVE. ORANGE CA 92866 ***EPA Handler ID**: CAC003082639*	SSW	0.00 / 0.00	1
SHARON GALVAN	121 N LEMON ST ORANGE CA 92866 ***EPA Handler ID**: CAC003202467*	NW	0.01 / 37.51	2
FCE AUTOMOTIVE	135 N LEMON ST ORANGE CA 92866-0000 ***EPA Handler ID**: CAL000221517*	NNW	0.02 / 84.75	6
CALIFORNIA CAR CARE	129 N CYPRESS ST ORANGE CA 92866 ***EPA Handler ID**: CAD981167612*	WNW	0.05 / 240.03	11
ALL STAR PAINT & BODY INC	129 N CYPRESS ST ORANGE CA 92867 ***EPA Handler ID**: CAD981419112*	WNW	0.05 / 240.03	11
FIX AUTO ORANGE	153 N CYPRESS ST ORANGE CA 92866 ***EPA Handler ID**: CAL000455909*	NW	0.07 / 345.22	13
FIX AUTO ORANGE	153 N CYPRESS ST ORANGE CA 92866-1309 ***EPA Handler ID**: CAL000401347*	NW	0.07 / 345.22	13
RANDY EMA INC	142 N CYPRESS ORANGE CA 92666-0000 ***EPA Handler ID**: CAL000043102*	WNW	0.07 / 395.04	15
VERANEX	160 S. CYPRESS ST SUITE 400 ORANGE CA 92866 ***EPA Handler ID**: CAC003229434*	SW	0.12 / 608.83	23
ABS POWER BRAKE INC	233 N LEMON ST ORANGE CA 92866-1317	N	0.12 / 651.88	27

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAL000219636*			
CHAPMAN UNIV	283 N CYPRESS ST ORANGE CA 92866	NNW	0.17 / 907.56	36
	***EPA Handler ID**: CAP000243063*			
CURTIS SPEED EQUIPTMENT	504 W CHAPMAN AVE STE P ORANGE CA 92868	WSW	0.18 / 924.38	38
	***EPA Handler ID**: CAL000460456*			
PACKING HOUSE	426 W. ALMOND AVE ORANGE CA 92866	SW	0.18 / 934.99	41
	***EPA Handler ID**: CAC003146029*			
PACKING HOUSE	426 W. ALMOND AVE. ORANGE CA 92866	SW	0.18 / 934.99	41
	***EPA Handler ID**: CAC003147655*			
TRUCK LUBRICATION INC	143 S PIXLEY ST ORANGE CA 92668-0000	WSW	0.19 / 1,018.13	45
	***EPA Handler ID**: CAL000027698*			
DALE FORESTER	159 N. PIXLEY ST. ORANGE CA 92868	W	0.20 / 1,047.31	48
	***EPA Handler ID**: CAC003093735*			
ORANGE COUNTY STRIPING SERVICE INC	183 N PIXLEY ST ORANGE CA 92668-0000	WNW	0.21 / 1,105.48	53
	***EPA Handler ID**: CAD981613920*			
CHAPMAN UNIV. PACKING HOUSE/SPECTRA	303 W. PALM AVE ORANGE CA 92866	NNW	0.22 / 1,183.75	57
	***EPA Handler ID**: CAC002975777*			
CHAPMAN UNIV. PACKING HOUSE/SPECTRA	303 W. PALM AVE ORANGE CA 92866	NNW	0.22 / 1,183.75	57
	***EPA Handler ID**: CAC002995427*			
ANACONDA-ERICSON INC	303 W PALM AVE ORANGE CA 92866	NNW	0.22 / 1,183.75	57
	***EPA Handler ID**: CAD008363608*			
DARRYL ROBERTS	623 W CHAPMAN AVE ORANGE CA 92868	W	0.24 / 1,280.26	61
	***EPA Handler ID**: CAC003148426*			

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jun 1, 2023 has found that there are 16 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
QUALITY ALUMINUM FORGE	810 N LEMON ST ORANGE CA 92867	N	0.86 / 4,543.51	73
	***Estor/EPA ID	Cleanup Status**: 71003797	INACTIVE - NEEDS EVALUATION AS OF*		
QUALITY ALUMINUM FORGE - ORANGE	820 N. CYPRESS STREET ORANGE CA 92867	N	0.87 / 4,596.91	74
	***Estor/EPA ID	Cleanup Status**: 71002792	ACTIVE AS OF 11/7/2019*		
CREST CLEANERS	2739 NORTH GRAND AVENUE SANTA ANA CA 92701	SSE	0.95 / 4,992.83	76
	***Estor/EPA ID	Cleanup Status**: 30720012	REFER: 1248 LOCAL AGENCY AS OF 4/26/2001*		

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMF NEWPORT DIVERS	426 WEST ALMOND ORANGE CA 92667	SW	0.18 / 926.99	39
	***Estor/EPA ID	Cleanup Status**: 30340005	REFER: OTHER AGENCY AS OF 6/21/1988*		
AMF VOIT INC	426 W ALMOND ORANGE CA 926660000	SW	0.18 / 926.99	39
	***Estor/EPA ID	Cleanup Status**: CAD049901176 |*		
AMF VOIT INC	426 W ALMOND ORANGE CA 926660000	SW	0.18 / 926.99	39
	***Estor/EPA ID	Cleanup Status**: 80001403	NO ACTION REQUIRED AS OF 10/5/2018*		
SO CAL GAS/ORANGE MGP	E OF PIXLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92868	WSW	0.19 / 983.82	44
	***Estor/EPA ID	Cleanup Status**: 30490106	ACTIVE AS OF 11/16/2017*		
SHIPLEY COMPANY LLC	642 W NICOLAS AVE ORANGE CA 926680000	NNW	0.83 / 4,382.30	70
	***Estor/EPA ID	Cleanup Status**: CAD001968361 |*		
INDEPENDENT FORGE CO.	692 N. BATAVIA ORANGE CA 92665	NW	0.85 / 4,466.23	71
	***Estor/EPA ID	Cleanup Status**: 71002881	INACTIVE - NEEDS EVALUATION AS OF*		
STATEK CORP.	512 N. MAIN STREET ORANGE CA 92668	WNW	0.86 / 4,537.30	72
	***Estor/EPA ID	Cleanup Status**: 71002448	INACTIVE - NEEDS EVALUATION AS OF*		
BARKLEY INDUSTRIAL BUILDING	938 WEST BARKLEY AVENUE ORANGE CA 92868	NNW	0.94 / 4,987.30	75
	***Estor/EPA ID	Cleanup Status**: 60002976	ACTIVE AS OF 4/3/2020*		
ORANGE COUNTY ELECTRIC	811 WEST BARKLEY AVENUE ORANGE CA 92666	NNW	0.99 / 5,202.91	78
	***Estor/EPA ID	Cleanup Status**: 30340240	REFER: OTHER AGENCY AS OF 5/25/1988*		
DATA CIRCUITSINC.	1607 W ORANGE GROVE AVE ORANGE CA 926680000	WNW	0.99 / 5,243.19	79

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Estor/EPA ID	Cleanup Status**: CAD067625129 |*		
DATA CIRCUITS INC.	1607 WEST ORANGEGROVE, SUITE A ORANGE CA 92667	WNW	0.99 / 5,243.19	79
	***Estor/EPA ID	Cleanup Status**: 30360005	REFER: RCRA AS OF 5/10/1995*		
DATA CIRCUITSINC.	1607 W ORANGE GROVE AVE ORANGE CA 926680000	WNW	0.99 / 5,243.19	79
	***Estor/EPA ID	Cleanup Status**: 80001460	ACTIVE AS OF 6/12/2012*		
STEVENS METAL FINISHING	1607 W. ORANGEGROVE AVENUE #D ORANGE CA 92668	WNW	0.99 / 5,243.35	80
	***Estor/EPA ID	Cleanup Status**: 71002672	NO FURTHER ACTION AS OF 5/17/2002*		

WMUD - Waste Management Unit Database

A search of the WMUD database, dated Jan 1, 2000 has found that there are 1 WMUD site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ULLMANS TRUCK LINES	115 1/2 EAST CHAPMAN ORANGE CA	E	0.15 / 789.34	31

HWP - EnviroStor Hazardous Waste Facilities

A search of the HWP database, dated Jun 1, 2023 has found that there are 3 HWP site(s) within approximately 1.00 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMF VOIT INC	426 W ALMOND ORANGE CA 926660000	SW	0.18 / 926.99	39
	***Estor/EPA ID	Cleanup Status**: CAD049901176 |*		
SHIPLEY COMPANY LLC	642 W NICOLAS AVE ORANGE CA 926680000	NNW	0.83 / 4,382.30	70
	***Estor/EPA ID	Cleanup Status**: CAD001968361 |*		
DATA CIRCUITSINC.	1607 W ORANGE GROVE AVE ORANGE CA 926680000	WNW	0.99 / 5,243.19	79
	***Estor/EPA ID	Cleanup Status**: CAD067625129 |*		

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.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
TRUCK LUBRICATION COMPANY-ORANGE	143 S PIXLEY ST ORANGE CA 92868	WSW	0.19 / 1,018.13	45

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jul 13, 2023 has found that there are 6 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FIRE DEPARTMENT HEADQUARTERS	176 GRAND ORANGE CA 92866	ESE	0.24 / 1,254.69	60
	Global ID* | *Status Date* | *Status: *T0605900281* | *6/5/1998* | *COMPLETED - CASE CLOSED*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HAGEN MOBIL	396 W CHAPMAN AVE ORANGE CA 92666	WSW	0.05 / 248.38	12
	Global ID* | *Status Date* | *Status: *T0605901571* | *12/16/1992* | *COMPLETED - CASE CLOSED*			
SOCIETY OF ST. VINCENT DE PAUL	180 S CYPRESS ORANGE CA 92866	SW	0.13 / 696.30	28
	Global ID* | *Status Date* | *Status: *T0605999020* | *6/3/1999* | *COMPLETED - CASE CLOSED*			
VILLA PARK ORCHARDS ASSOC.	350 N CYPRESS ORANGE CA 92866	NNW	0.29 / 1,543.64	64
	Global ID* | *Status Date* | *Status: *T0605901979* | *10/7/1996* | *COMPLETED - CASE CLOSED*			
FCE AUTOMOTIVE	848 W CHAPMAN AVE ORANGE CA 92866	W	0.37 / 1,936.05	65
	Global ID* | *Status Date* | *Status: *T0605901309* | *1/10/2022* | *COMPLETED - CASE CLOSED*			
SMOG EXPRESS	904 W CHAPMAN AVE ORANGE CA 92668	W	0.41 / 2,143.08	66
	Global ID* | *Status Date* | *Status: *T0605901289* | *1/29/1992* | *COMPLETED - CASE CLOSED*			

UST - Permitted Underground Storage Tank (UST) in GeoTracker

A search of the UST database, dated Aug 14, 2023 has found that there are 1 UST site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Parking Structure	130 N Lemon Orange CA 92866	NW	0.01 / 68.65	5
	Tank ID No.* | *Tank Status* | *Tank Closure Date: *2* | *UST Removal* | *11/28/2017 12:00:00 AM, 1* | *UST Removal* | *11/28/2017 12:00:00 AM*			

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 11 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MOBIL	154 NO. GLASSEL ORANGE CA 92666	ENE	0.11 / 579.61	20

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BREWER AND SON AUTO INC	202 N. GLASSELL ORANGE CA 92666	NE	0.14 / 759.59	30
FIRE HEADQUARTERS	176 SO. GRAND ORANGE CA 92666	ESE	0.24 / 1,254.69	60

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WILLIAM C HAGEN	396 CHAPMAN ORANGE CA 92666	WSW	0.05 / 248.38	12
HAGENS MOBIL	396 W. CHAPMAN AVE ORANGE CA 92680	WSW	0.05 / 248.38	12
HAGENS SERVICE CENTER	396 W. CHAPMAN AVE ORANGE CA 92666	WSW	0.05 / 248.38	12
ST VINCENT LE PAUL WAREHOUSE	180 S. CYPRESS ORANGE CA 92666	SW	0.13 / 696.30	28
SHELTON AND LAMONICA PROPERTIE	426 W. ALMOND ORANGE CA 92666	SW	0.18 / 926.99	39
TRUCK LUBRICATION INC	143 S. PIXLEY STREET ORANGE CA 92668	WSW	0.19 / 1,018.13	45
GREER BROS ENTERPRISES	133 NO. PIXLEY ORANGE CA 92668	W	0.19 / 1,020.36	46
ORANGE COUNTY STRIPING SERVICE	183 N. PIXLEY ST. ORANGE CA 92668	WNW	0.21 / 1,105.48	53

UST SWEEPS - Statewide Environmental Evaluation and Planning System

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 1 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FIRE HEADQUARTERS	176 S GRAND ORANGE CA	ESE	0.24 / 1,254.69	60

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***C C | Status**: A30-030-2626 | ACTIVE* ***Tank ID**: 000001, 000002*			

AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 31, 2009 has found that there are 1 AST site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	143 S PIXLEY ST ORANGE CA 92868	WSW	0.19 / 1,018.13	45

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Jul 10, 2023 has found that there are 1 CERS TANK site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
TRUCK LUBRICATION CO	143 S PIXLEY ST ORANGE CA 92868	WSW	0.19 / 1,018.13	45
	***Site ID**: 412550*			

DELISTED CTNK - Delisted California Environmental Reporting System (CERS) Tanks

A search of the DELISTED CTNK database, dated Jul 10, 2023 has found that there are 1 DELISTED CTNK site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Parking Structure	130 N LEMON ORANGE CA 92866	NW	0.01 / 68.65	5

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 11 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MOBIL	154 NO. GLASSEL ORANGE CA	ENE	0.11 / 579.61	20
BREWER & SON AUTO INC.	202 N. GLASSELL ORANGE CA	NE	0.14 / 759.59	30
FIRE HEADQUARTERS	176 SO. GRAND ORANGE CA	ESE	0.24 / 1,254.69	60

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HAGEN'S MOBIL	396 W. CHAPMAN AVE ORANGE CA	WSW	0.05 / 248.38	12
WILLIAM C. HAGEN	396 CHAPMAN ORANGE CA	WSW	0.05 / 248.38	12
HAGEN'S SERVICE CENTER	396 W. CHAMPAN AVE. ORANGE CA	WSW	0.05 / 248.38	12
ST. VINCENT DE PAUL WAREHOUSE	180 SO. CYPRESS ORANGE CA	SW	0.13 / 696.30	28
SHELTON AND LAMONICA PROPERTIE	426 W. ALMOND ORANGE CA	SW	0.18 / 927.45	40
GREER BROS. ENTERPRISES	133 NO. PIXLEY ORANGE CA	W	0.18 / 958.84	43
TRUCK LUBRICATION, INC.	143 S. PIXLEY STREET ORANGE CA	WSW	0.21 / 1,082.56	51
ORANGE COUNTY STRIPING SERVICE	183 N. PIXLEY ST. ORANGE CA	WNW	0.21 / 1,092.89	52

LUR - Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions

A search of the LUR database, dated Jun 1, 2023 has found that there are 1 LUR site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SO CAL GAS/ORANGE MGP	E OF PIXLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92868 ***Estor/EPA ID | Cleanup Status**: 30490106 | ACTIVE AS OF 11/16/2017*	WSW	0.19 / 983.82	44

CALSITES - CALSITES Database

A search of the CALSITES database, dated May 1, 2004 has found that there are 2 CALSITES site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMF NEWPORT DIVERS	426 WEST ALMOND ORANGE CA 92667	SW	0.18 / 926.99	39

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SO CAL GAS/ORANGE MGP	E OF PIXSLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92666	WSW	0.21 / 1,127.76	54

VCP - Voluntary Cleanup Program

A search of the VCP database, dated Jun 1, 2023 has found that there are 1 VCP site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SO CAL GAS/ORANGE MGP	E OF PIXLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92868	WSW	0.19 / 983.82	44
	***Estor/EPA ID** | **Cleanup Status**: 30490106 | ACTIVE AS OF 11/16/2017*			

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Jul 13, 2023 has found that there are 3 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
FORMER CITRUS COOP PACKING HOUSE	426 W ALMOND AVE ORANGE CA 92866	SW	0.23 / 1,232.56	59
	***Status** | **Site Facility Type**: COMPLETED - CASE CLOSED | CLEANUP PROGRAM SITE*			
CHAPMAN UNIVERSITY, FORMER ANACONDA WEST/ANACONDA WIRE AND CABLE	220-296 CYPRESS ORANGE CA 92866	NNW	0.24 / 1,290.11	62
	***Status** | **Site Facility Type**: OPEN - REMEDIATION | CLEANUP PROGRAM SITE*			
RAILROAD RXR	420 S MONTGOMERY PL ORANGE CA 92668	SSW	0.44 / 2,327.81	67
	***Status** | **Site Facility Type**: COMPLETED - CASE CLOSED | CLEANUP PROGRAM SITE*			

County

ICP ORANGE - Orange County - Industrial Cleanup Program Cases Listing

A search of the ICP ORANGE database, dated May 15, 2023 has found that there are 2 ICP ORANGE site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Chapman University - Anaconda Environment	250 N Cypress St Orange Ca 92866- CA 92866-	NNW	0.17 / 916.31	37
Former Citrus Coop Packing House	426 W Almond Ave Orange Ca 92866-1300 CA 92866-1300	SW	0.23 / 1,232.56	59

LOP ORANGE - Orange County - LOP Lead Cases List

A search of the LOP ORANGE database, dated May 15, 2023 has found that there are 2 LOP ORANGE site(s) within approximately

0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Fire Department Headquarters	176 S Grand St Orange Ca 92866-1535 CA ***Case ID**: 98UT011* ***Closed Date**: 6/5/1998*	ESE	0.24 / 1,254.69	60

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Mitchell Auto Service	700 W Chapman Ave Orange Ca 92868-2821 CA ***Case ID**: 98UT101* ***Closed Date**: 3/3/2004*	W	0.27 / 1,417.47	63

AST ORANGE - Orange County - Aboveground Petroleum Storage Tank Listing

A search of the AST ORANGE database, dated May 15, 2023 has found that there are 1 AST ORANGE site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Truck Lubrication Co	143 S Pixley St Orange, Ca 92868-2841 CA ***Establishment ID**: FA0027800*	WSW	0.19 / 1,018.13	45

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Mar 2, 2023 has found that there are 2 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
6TH & PINE DEVELOPMENT, LLC	237 W. CHAPMAN AVE. ORANGE CA 92866 ***Registry ID**: 110070846034*	SSW	0.00 / 0.00	1
FCE AUTOMOTIVE	135 N LEMON ST ORANGE CA 92866-0000 ***Registry ID**: 110070589235*	NNW	0.02 / 84.75	6

PFAS IND - PFAS Industry Sectors

A search of the PFAS IND database, dated Apr 16, 2023 has found that there are 2 PFAS IND site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
GRAY ENGINEERING LABS	ORANGE CA	W	0.15 / 806.03	33

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
OLD TOWN FIBERGLASS INC	ORANGE CA	SSW	0.47 / 2,503.80	68

FED DRYCLEANERS - Drycleaner Facilities

A search of the FED DRYCLEANERS database, dated Apr 15, 2023 has found that there are 2 FED DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SPIC N SPAN DRY CLEANERS	201 W CHAPMAN AVE ORANGE CA 92866 ***FRS Facility ID**: 110070470454*	ESE	0.03 / 172.70	8
SPIC 'N SPIN CLEANERS	201 W CHAPMAN AVE ORANGE CA 92866 ***FRS Facility ID**: 110008269346*	ESE	0.03 / 172.70	8

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 2 MRDS site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SANTA ANA ROCK AND GRAVEL CO.	ORANGE COUNTY ORANGE CA 92866 ***Dep ID**: 10115920*	SE	0.79 / 4,150.36	69
ORANGE COUNTY ROCK CO., INC.	ORANGE COUNTY ORANGE CA 92866 ***Dep ID**: 10164156*	ESE	0.96 / 5,090.12	77

ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Aug 30, 2023 has found that there are 12 ALT FUELS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Haven Craft Kitchen + Bar - Tesla Destination	190 S. Glassell St Orange CA 92866 ***ID**: 113190*	SE	0.16 / 839.90	35

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CU WEST CAMPUS B1	228 N Cypress St Orange CA 92866 ***ID**: 177936*	NNW	0.15 / 794.68	32
CU WEST CAMPUS A1	228 N Cypress St Orange CA 92866	NNW	0.15 / 794.68	32

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***ID**: 177937*			
CU WEST CAMPUS B2	228 N Cypress St Orange CA 92866	NNW	0.15 / 794.68	32
	***ID**: 177935*			
CU WEST CAMPUS A2	228 N Cypress St Orange CA 92868	NNW	0.15 / 794.68	32
	***ID**: 159918*			
CU WEST CAMPUS B3	228 N Cypress St Orange CA 92866	NNW	0.15 / 794.68	32
	***ID**: 159798*			
CU KNOTT STUDIO 3W	283 N Cypress St Orange CA 92866	NNW	0.17 / 907.56	36
	***ID**: 159862*			
CU KNOTT STUDIOS 2	283 N Cypress St Orange CA 92866	NNW	0.17 / 907.56	36
	***ID**: 178058*			
CU KNOTT STUDIO 2W	283 N Cypress St Orange CA 92866	NNW	0.17 / 907.56	36
	***ID**: 178055*			
CU KNOTT STUDIO 1W	283 N Cypress St Orange CA 92866	NNW	0.17 / 907.56	36
	***ID**: 178057*			
CU KNOTT STUDIOS 1	283 N Cypress St Orange CA 92866	NNW	0.17 / 907.56	36
	***ID**: 206295*			
CU BECKETT	303 W Palm Ave Orange CA 92866	NNW	0.22 / 1,183.75	57
	***ID**: 233254*			

SSTS - Registered Pesticide Establishments

A search of the SSTS database, dated Mar 1, 2023 has found that there are 1 SSTS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
TAO CLEAN LLC	190 S GLASSELL ST - ORANGE CA 92866	SE	0.16 / 839.90	35
	***Establishment No**: 97452-CA-1*			

State

DRYCLEANERS - Dry Cleaning Facilities

A search of the DRYCLEANERS database, dated Dec 20, 2021 has found that there are 3 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SPIC N SPAN DRY CLEANERS	201 W CHAPMAN AVE ORANGE CA	ESE	0.03 / 172.70	8
SPIC & SPAN CLEANERS	201 W CHAPMAN AVE ORANGE CA	ESE	0.03 / 172.70	8
SPIC 'N SPAN DRAPERY & DRY CLEANERS	201 W CHAPMAN AVE ORANGE CA	ESE	0.03 / 172.70	8

PFAS GW - PFOA/PFOS Groundwater

A search of the PFAS GW database, dated Jul 31, 2023 has found that there are 1 PFAS GW site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	CA	WSW	0.15 / 817.30	34

PFAS INVEST - PFAS Investigations

A search of the PFAS INVEST database, dated Nov 28, 2022 has found that there are 1 PFAS INVEST site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WELL 18	CA	WSW	0.15 / 817.30	34

INSP COMP ENF - EnviroStor Inspection, Compliance, and Enforcement

A search of the INSP COMP ENF database, dated Mar 16, 2023 has found that there are 1 INSP COMP ENF site(s) within approximately 1.00 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SHIPLEY COMPANY LLC	642 W NICOLAS AVE ORANGE CA 92668	NNW	0.83 / 4,382.30	70

HAZNET - Handlers from Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 3 HAZNET site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PLAZA MUFFLER & AUTOMOTIVE SERVICES INC	237 W CHAPMAN AVE ORANGE CA 928661303	SSW	0.00 / 0.00	1
HOFFMAN RADIATOR	237 WEST CHAPMAN AVENUE ORANGE CA 928660000	SSW	0.00 / 0.00	1
1X MCGREW CONSTRUCTION	NW CORNER OF LEMON & CHAPMAN ORANGE CA 928060000	SW	0.01 / 45.84	3

HAZ GEN - Generators from Hazardous Waste Manifest Data

A search of the HAZ GEN database, dated Dec 31, 2017 has found that there are 4 HAZ GEN site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHURCH INTERNATIONAL OF FOURSQUARE GOSPEL	234 W CHAPMAN AVE # 238 ORANGE CA 928661304	S	0.01 / 47.72	4
OCTA	130 N. LEMON ST ORANGE CA 92867	NW	0.01 / 68.65	5
FCE AUTOMOTIVE	135 N LEMON ST ORANGE CA 928660000	NNW	0.02 / 84.75	6
PERFERRED DENTAL CARE	222 W CHAPMAN AVE ORANGE CA 928680000	SE	0.02 / 90.22	7

HIST MANIFEST - Historical Hazardous Waste Manifest Data

A search of the HIST MANIFEST database, dated Dec 31, 1992 has found that there are 1 HIST MANIFEST site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	NW CORNER OF LEMON & CHAPMAN ORANGE CA 928060000	SW	0.01 / 45.84	3

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Jul 10, 2023 has found that there are 10 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Urth Caffe Associates VIII, LLC	100 W CHAPMAN AVE ORANGE CA 92866	ESE	0.07 / 374.99	14
Zito's Pizza	156 N GLASSELL ST ORANGE CA 92866	ENE	0.11 / 579.61	20
Blaze Pizza	101 S GLASSELL ST ORANGE CA 92866	ESE	0.11 / 588.81	21
Provisions Deli & Bottle Shop	143 N GLASSELL ST ORANGE CA 92866	ENE	0.11 / 603.16	22
THE PIZZA PRESS	155 N GLASSELL ST ORANGE CA 92866	ENE	0.12 / 649.60	26

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
FCE CAR CARE CENTER	135 N LEMON ST ORANGE CA 92866	NNW	0.02 / 84.75	6
SNOWS AUTOMOTIVE REPAIR CENTER	324 W CHAPMAN AVE ORANGE CA 92866	WSW	0.04 / 218.27	9
Chapman CBC, LLC	123 N CYPRESS ST ORANGE CA 92866	WNW	0.05 / 240.03	11
FIX AUTO ORANGE	153 N CYPRESS ST ORANGE CA 92866	NW	0.07 / 345.22	13
ABS POWER BRAKE	233 N LEMON ST ORANGE CA 92866	N	0.12 / 651.88	27

DELISTED HAZ - Delisted Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the DELISTED HAZ database, dated Nov 29, 2018 has found that there are 1 DELISTED HAZ site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Haven Gastropub	190 S GLASSELL ST.; SUITE C & D ORANGE CA 92866	SE	0.14 / 751.63	29

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2020 has found that there are 16 EMISSIONS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SPIC N SPAN DRY CLEANERS/GILBERT HWANG	201 W CHAPMAN AVE ORANGE CA 92866	ESE	0.03 / 172.70	8
SPIC 'N SPAN DRY CLEANERS, J S	201 W. CHAPMAN AVE. ORANGE CA 92666	ESE	0.03 / 172.70	8

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
GLENN R. JOHNSON ARCHITECTURAL	321 W. CHAPMAN AVE. ORANGE CA 92666	WSW	0.04 / 229.44	10
FIX AUTO ORANGE	153 N CYPRESS ST ORANGE CA 92866	NW	0.07 / 345.22	13
BLAKE & NATION PAINT & BODY SH	153 N CYPRESS ST ORANGE CA 92666	NW	0.07 / 345.22	13
BLAKE & NATION PAINT & BODY SHOP INC	153 N CYPRESS ST 30ANGE CA 92866	NW	0.07 / 345.22	13
BLAKE & NATION PAINT & BODY SH	153 N. CYPRESS ST. ORANGE CA 92666	NW	0.07 / 345.22	13
RANDY EMA REMODEL INC	142 N CYPRESS ORANGE CA 92666	WNW	0.07 / 395.04	15
RANDY EMA REMODEL INC	142 N CYPRESS ORANGE CA 92866	WNW	0.07 / 395.04	15
MALIBU AUTO BODY	136 N CYPRESS AV ORANGE CA 92666	WNW	0.08 / 411.44	16
PETES ROAD SERVICE INC	160 S CYPRESS ORANGE CA 92666	SW	0.12 / 608.83	23

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ALLSTAR PAINT & BODY INC	504 W CHAPMAN AVE ORANGE CA 92668	WSW	0.18 / 924.38	38
JBL ENTERPRISES INC.	426 W ALMOND AVE. ORANGE CA 92666	SW	0.18 / 927.45	40
RAY GARVIN BODY SHOP, R. GARVI	501 W MAPLE ORANGE CA 92668	WNW	0.20 / 1,067.65	50
J.M.S. AUTOMOTIVE REBUILDERS I	296 N CYPRESS ORANGE CA 92666	NNW	0.24 / 1,290.11	62
J.M.S. AUTOMOTIVE REBUILDERS I	296 N CYPRESS ORANGE, CA CA 92666	NNW	0.24 / 1,290.11	62

PFAS SAMPLING - PFAS Sampling Locations

A search of the PFAS SAMPLING database, dated Jun 15, 2023 has found that there are 1 PFAS SAMPLING site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WELL 18	ORANGE CA	WSW	0.15 / 817.30	34

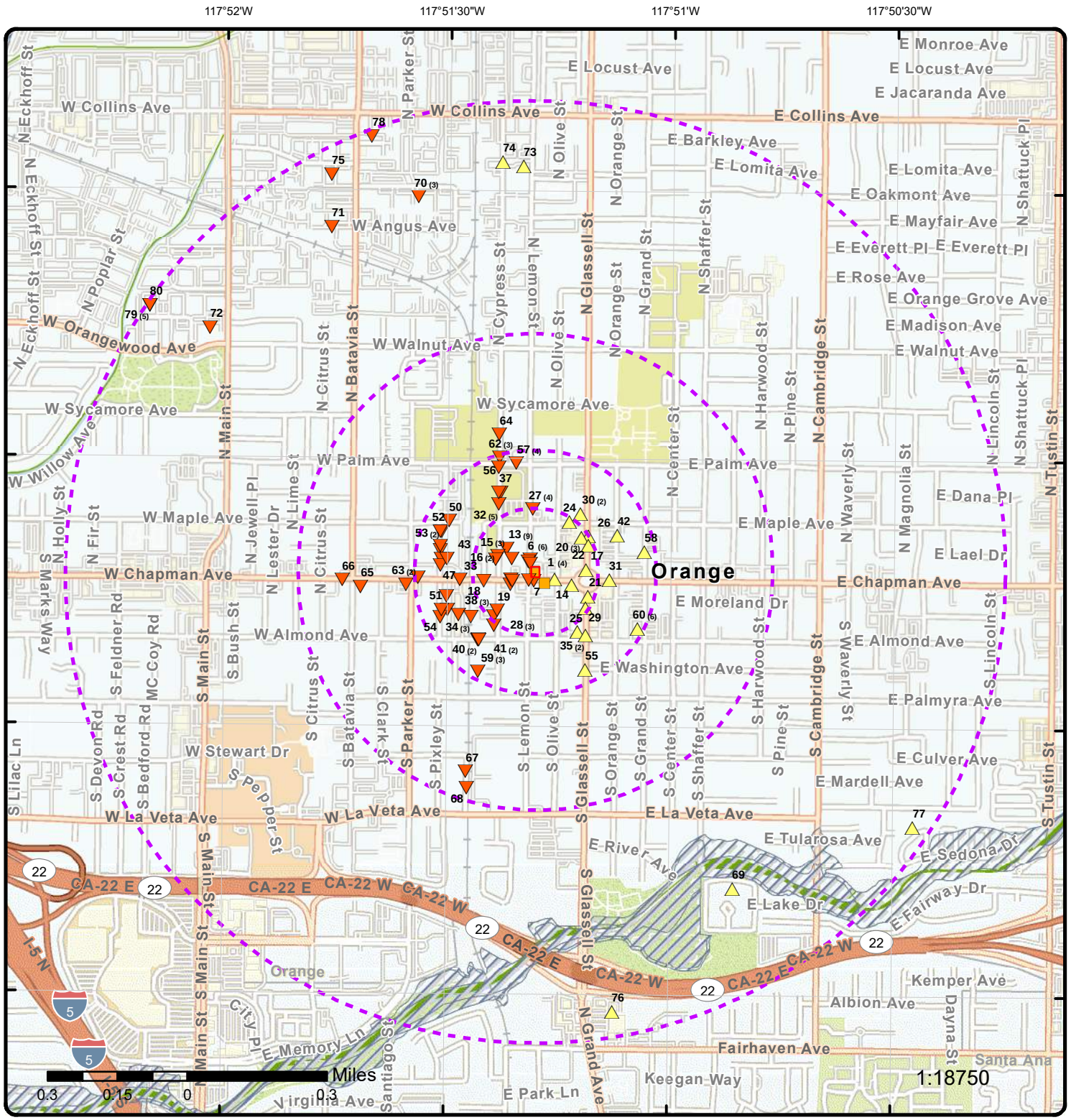
County

HW ORANGE - Orange County - Hazardous Waste Facilities

A search of the HW ORANGE database, dated May 15, 2023 has found that there are 4 HW ORANGE site(s) within approximately 0.12 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Fce Car Care Center	135 N Lemon St Orange, Ca 92866-1315 Orange CA 92866-1315	NNW	0.02 / 84.75	6
Snows Automotive Repair Center	324 W Chapman Ave Orange, Ca 92866-1354 Orange CA 92866-1354	WSW	0.04 / 218.27	9
Fix Auto Orange	153 N Cypress St Orange, Ca 92866-1309 Orange CA 92866-1309	NW	0.07 / 345.22	13
Abs Power Brake	233 N Lemon St Orange, Ca 92866-1317	N	0.12 / 651.88	27

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	Orange CA 92866-1317			



Map: 1.0 Mile Radius

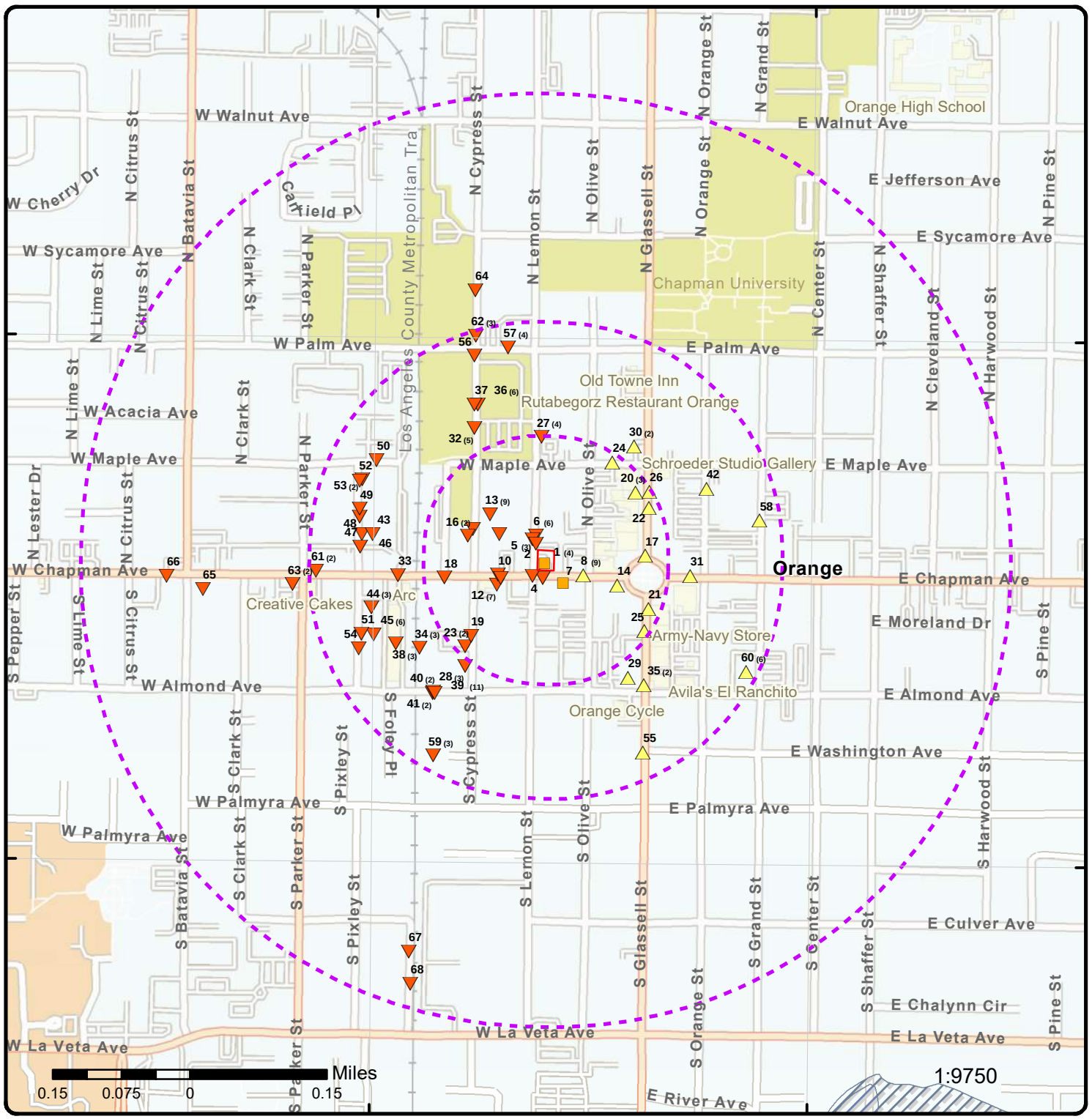
Order Number: 23100300590

Address: 237 W. Chapman Ave, Orange, CA

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Map: 0.5 Mile Radius

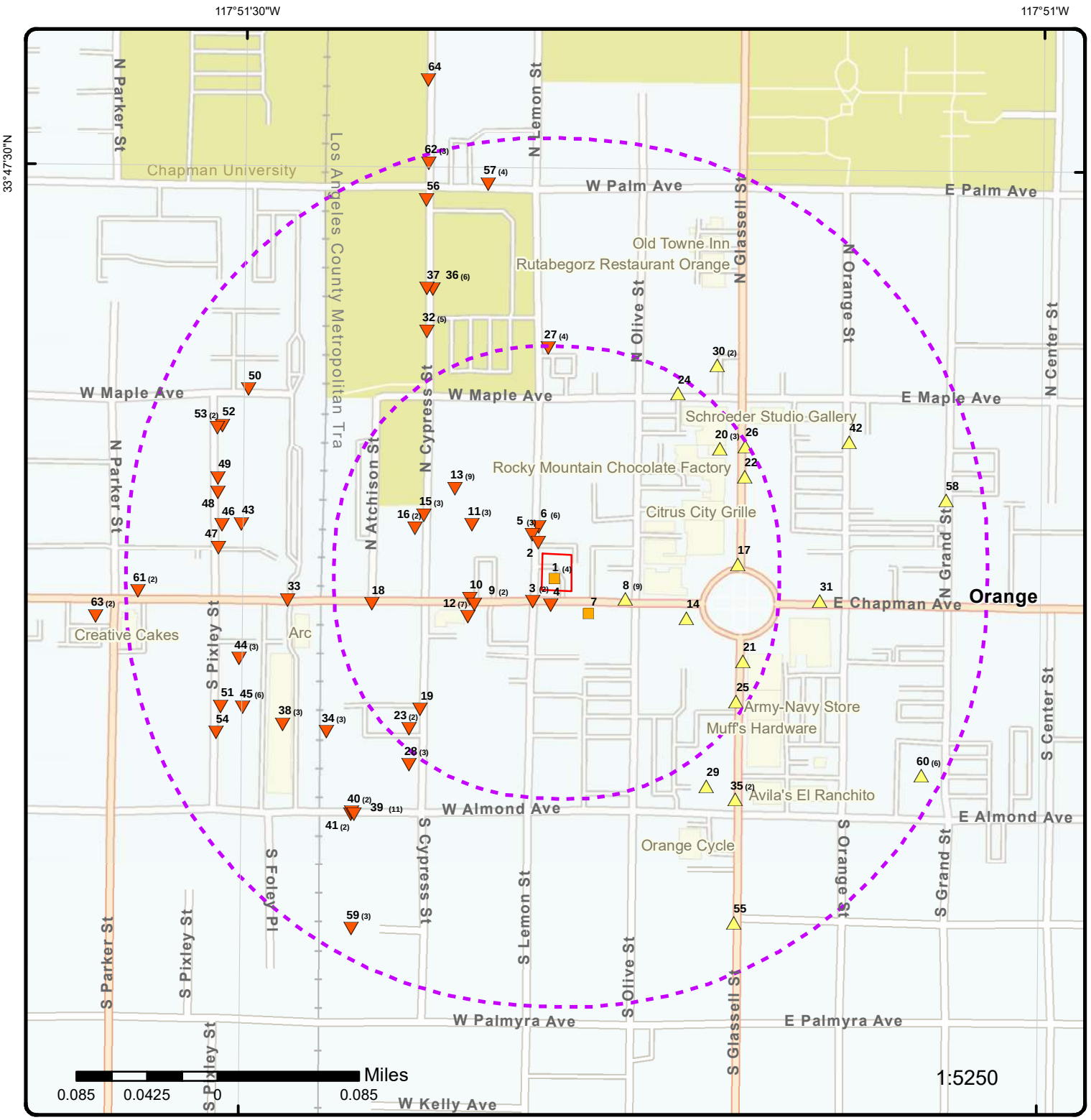
Order Number: 23100300590

Address: 237 W. Chapman Ave, Orange, CA

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Map: 0.25 Mile Radius

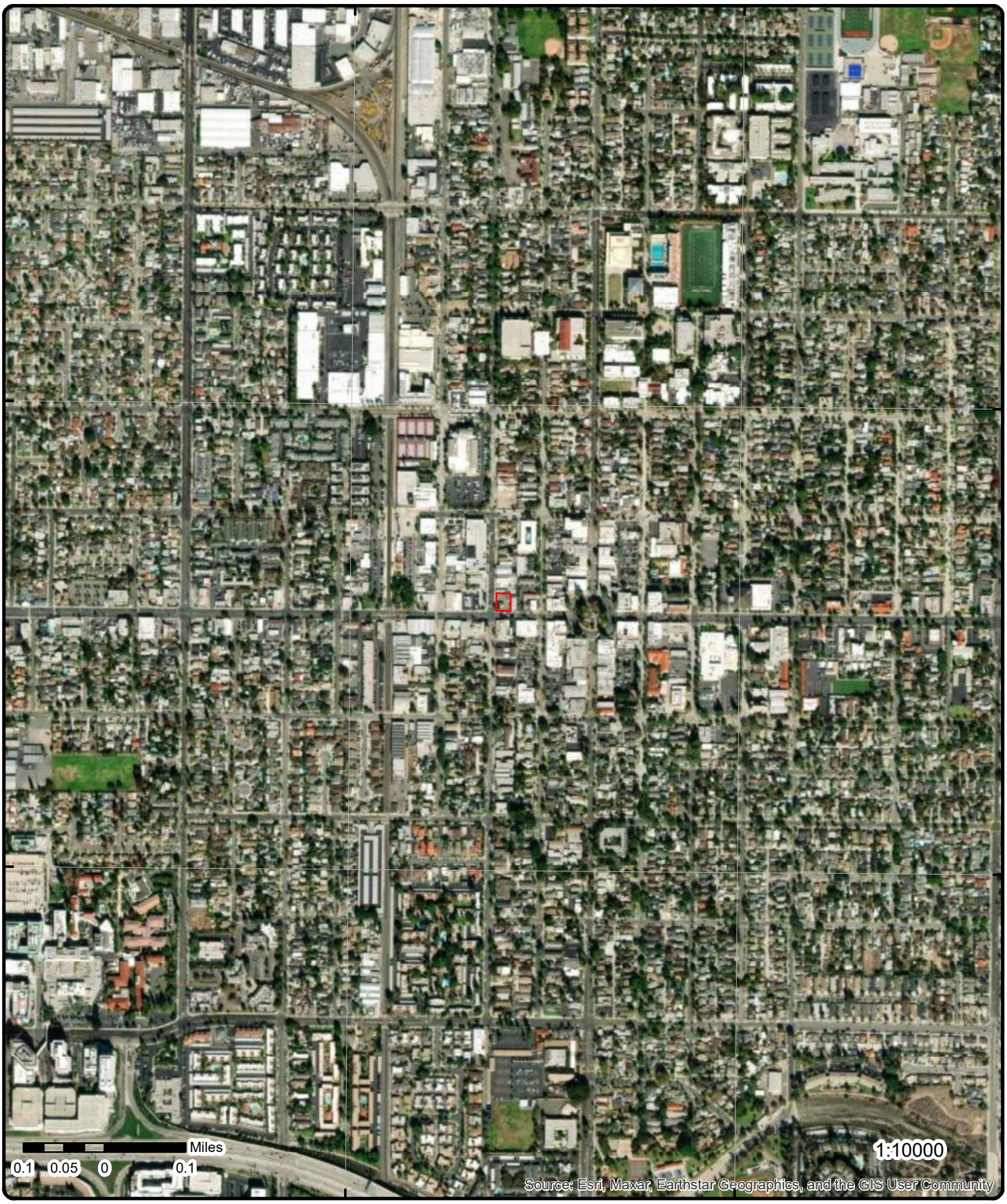
Order Number: 23100300590

Address: 237 W. Chapman Ave, Orange, CA

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



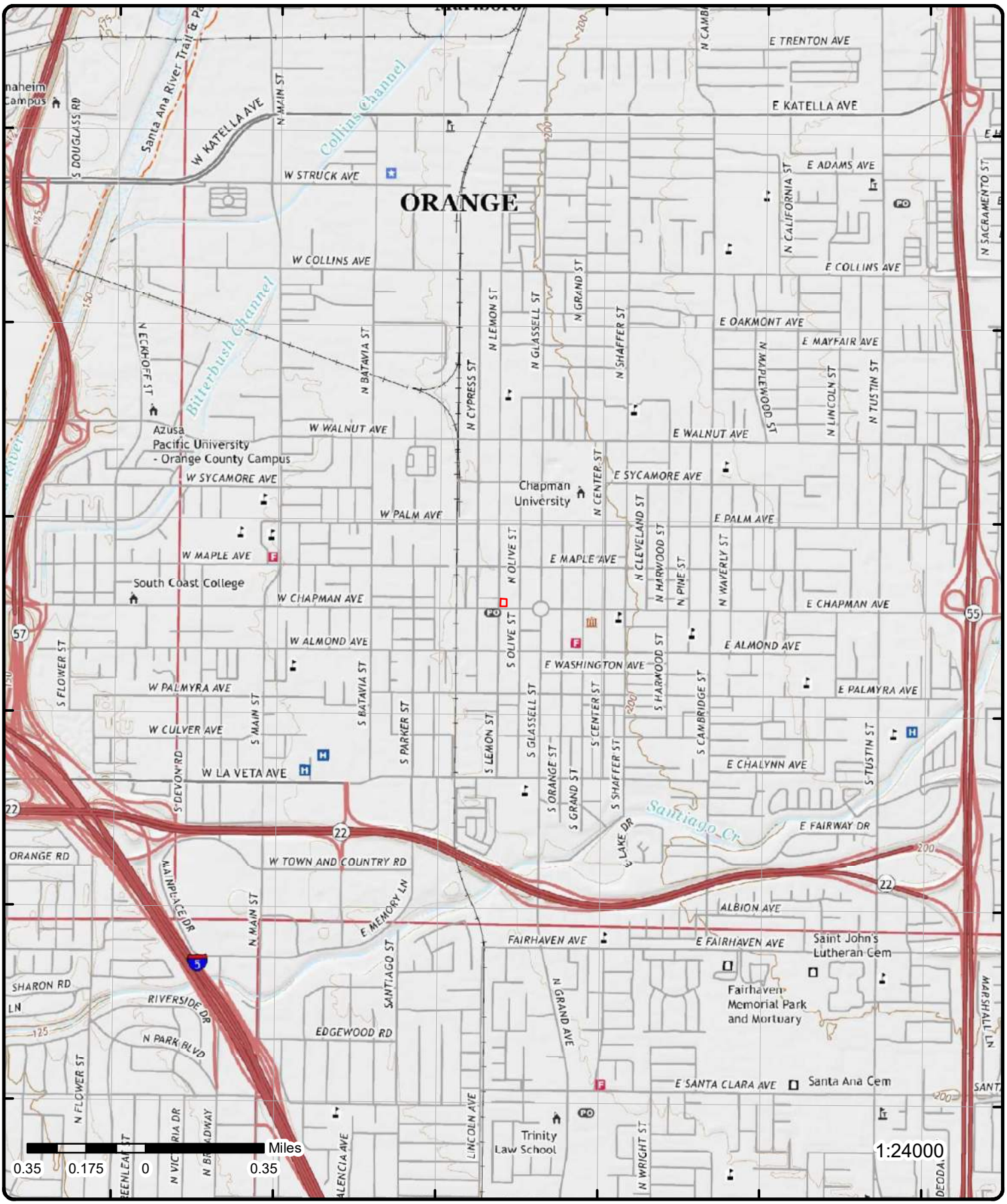
Aerial **Year: 2022**

Order Number: 23100300590

Address: 237 W. Chapman Ave, Orange, CA

Source: ESRI World Imagery

© ERIS Information In



Topographic Map **Year: 2022**

Order Number: 23100300590

Address: 237 W. Chapman Ave, CA

Quadrangle(s): Orange CA, Anaheim CA

Source: USGS Topographic Map

© ERIS Information In

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 4	SSW	0.00 / 0.00	184.91 / 0	PLAZA MUFFLER & AUTOMOTIVE SERVICES INC 237 W CHAPMAN AVE ORANGE CA 928661303	HAZNET

SIC Code:	7538	**Mailing City:**	MURRIETA
NAICS Code:	811111	**Mailing State:**	CA
EPA ID:	CAL000358158	**Mailing Zip:**	925628727
Create Date:	10/20/2010	**Region Code:**	4
Fac Act Ind:	Yes	**Owner Name:**	PLAZA MUFFLER & AUTOMOTIVE SVCS INC
Inact Date:		**Owner Addr 1:**	42044 CORTE INQUETO
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	MURRIETA
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	42044 CORTE INQUETO	**Owner Zip:**	925628727
Mailing Addr 2:		**Owner Phone:**	9517752638
Owner Fax:	7146399071		

Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search

DTSC Handler Profile url: https://hwts.dtsc.ca.gov/facility/CAL000358158

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of 4	SSW	0.00 / 0.00	184.91 / 0	HOFFMAN RADIATOR 237 WEST CHAPMAN AVENUE ORANGE CA 928660000	HAZNET

SIC Code:		**Mailing City:**	ORANGE
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAL000067656	**Mailing Zip:**	928661303
Create Date:	4/14/1992	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	DONALD KELLY
Inact Date:	6/30/1999	**Owner Addr 1:**	1245 EAST GREENVIEW
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	ORANGE
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	237 W CHAPMAN AVE	**Owner Zip:**	926660000
Mailing Addr 2:		**Owner Phone:**	7146334931
Owner Fax:			

Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search

DTSC Handler Profile url: https://hwts.dtsc.ca.gov/facility/CAL000067656

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	3 of 4	SSW	0.00 / 0.00	184.91 / 0	6TH & PINE DEVELOPMENT, LLC 237 W. CHAPMAN AVE. ORANGE CA 92866	RCRA NON GEN

EPA Handler ID:	CAC003082639
Gen Status Universe:	No Report
Contact Name:	LAUREN LIMABUGH
Contact Address:	1439 W. CHAPMAN AVE. #363 , , ORANGE , CA, 92868 ,
Contact Phone No and Ext:	562-221-6022
Contact Email:	LAUREN@MILLWORKSLB.COM
Contact Country:	
County Name:	ORANGE

EPA Region: 09
Land Type:
Receive Date: 20200904
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 20200904
Handler Name: 6TH & PINE DEVELOPMENT, LLC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: MICHELLE MOLINA
Date Became Current:
Date Ended Current:
Phone: 562-310-0483
Source Type: Implementer
Street No:
Street 1: 315 E. SANTA CLARA AVE.
Street 2:
City: SANTA ANA.
State: CA
Country:
Zip Code: 92706

Owner/Operator Ind: Current Operator
Type: Other
Name: LAUREN LIMABUGH
Date Became Current:
Date Ended Current:
Phone: 562-221-6022
Source Type: Implementer
Street No:
Street 1: 1439 W. CHAPMAN AVE. #363
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92868

1	4 of 4	SSW	0.00 / 0.00	184.91 / 0	6TH & PINE DEVELOPMENT, LLC 237 W. CHAPMAN AVE. ORANGE CA 92866	FINDS/FRS

Registry ID: 110070846034
FIPS Code: 06059
HUC Code:

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

Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 14-OCT-20
Update Date:
Interest Types: UNSPECIFIED UNIVERSE
SIC Codes:
SIC Code Descriptions:
NAICS Codes: 531312
NAICS Code Descriptions: NONRESIDENTIAL PROPERTY MANAGERS.
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No:
Census Block Code:
EPA Region Code: 09
County Name: ORANGE
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070846034
Data Source: Facility Registry Service - Single File
Program Acronyms:

RCRAINFO:CAC003082639

2	1 of 1	NW	0.01 / 37.51	183.87 / -1	SHARON GALVAN 121 N LEMON ST ORANGE CA 92866	RCRA NON GEN

EPA Handler ID: CAC003202467
Gen Status Universe: No Report
Contact Name: SHARON GALVAN
Contact Address: 121 N LEMON ST , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-658-7937
Contact Email: TONY@AMERICANPLUSINC.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20221102
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20221102
Handler Name: SHARON GALVAN
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: SHARON GALVAN
Date Became Current:
Date Ended Current:
Phone: 714-658-7937
Source Type: Implementer
Street No:
Street 1: 121 N LEMON ST
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92866

Owner/Operator Ind: Current Operator
Type: Other
Name: SHARON GALVAN
Date Became Current:
Date Ended Current:
Phone: 714-658-7937
Source Type: Implementer
Street No:
Street 1: 121 N LEMON ST
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92866

3	1 of 2	SW	0.01 / 45.84	183.65 / -1	1X MCGREW CONSTRUCTION NW CORNER OF LEMON & CHAPMAN ORANGE CA 928060000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC000087653
Create Date: 5/25/1988
Fac Act Ind: No
Inact Date: 10/25/2000
County Code: 30
County Name: Orange
Mail Name:
Mailing Addr 1: 1461 B REDGUM
Mailing Addr 2:
Owner Fax:
Mailing City: ANAHEIM
Mailing State: CA
Mailing Zip: 928060000
Region Code: 4
Owner Name: MR. MEL MARTIN
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search
DTSC Handler Profile url: https://hwts.dtsc.ca.gov/facility/CAC000087653

3	2 of 2	SW	0.01 / 45.84	183.65 / -1	NW CORNER OF LEMON & CHAPMAN ORANGE CA 928060000	HIST MANIFEST

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

Gen EPA ID: CAC000087653
Create Date: 5/25/1988 0:00:00
Inact Date: 10/25/2000 0:00:00
Facility Mail Street: 1461 B REDGUM
Facility Mail City: ANAHEIM
Facility Mail State: CA
Facility Mail Zip: 928060000
Contact Phone(s): 7145791818
File Year(s): 1988
Contact Name(s): PAULA HICKEY

Tanner Information

State Waste Code: 221
Year: 1988
Tons: 0.29
Method Code: T01
State Waste Code Desc: Waste oil and mixed oil
Method Description:
Generator County: Orange
Tsd Epa ID: CAT080011059
Tsd County: Los Angeles

---

4 | **1 of 1** | **S** | **0.01 / 47.72** | **184.04 / -1** | **CHURCH INTERNATIONAL OF FOURSQUARE GOSPEL**
234 W CHAPMAN AVE # 238
ORANGE CA 928661304 | **HAZ GEN**

Epa ID: CAC002658010
Address 2:
Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search
Handler Profile URL: https://hwts.dtsc.ca.gov/facility/CAC002658010
Facility County: 30
County: Orange

---

5 | **1 of 3** | **NW** | **0.01 / 68.65** | **183.10 / -2** | **Parking Structure**
130 N Lemon
Orange CA 92866 | **UST**

Facility ID:
CERS ID: 10750366
County: Orange
Permitting Agency: Orange County Environmental Health
Site Facility Type: PERMITTED UNDERGROUND STORAGE TANK (UST)
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search
Latitude: 33.78849
Longitude: -117.85531

Tank Details

Epa Region: 9
No. of Closed UST: 2
No. of Inuse UST:
No. of Oos UST: 0
Owner Type: Local Agency/District
Tank ID No.: 2
Tank Status: UST Removal
Tank Type: Single Wall
Tank Alarms: No
Tank Ball Float: No
Tank Operator Name: Unknown
Tank Operator Mail Address: 300 E Chapman Ave
Tank Operator Mail City: Orange
Tank Operator Mail State: CA
Tank Operator Mail Zip: 92867
Tank Owner Name: Unknown
Tank Owner Mailing Address: 300 E Chapman Ave
Tank Owner Mailing City: Orange
Tank Owner Mailing State: CA
Tank Closure Date: 11/28/2017 12:00:00 AM
Tank Configuration: Stand Alone Tank
Tank Contents: Used Oil
Tank Cp Impr Curr: No
Tank Cp Shutoff: No
Tank Installatn Dt: 1/1/1900 12:00:00 AM
Tank No of Compart: 1
Tank Pc Constructn: Steel
Tank Spill Bucket: No
Tribal Lands: No

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

Tank Owner Mailing Zip: 92867
Tank Capacity Gallons: 1128
Tank Piping Construction: Other
Tank Piping Type: Gravity
Tank Pw Piping Construction: None
Tank Sacrificial Anode: No

Tank Details

Epa Region: 9
No. of Closed UST: 2
No. of Inuse UST:
No. of Oos UST: 0
Owner Type: Local Agency/District
Tank ID No.: 1
Tank Status: UST Removal
Tank Type: Single Wall
Tank Alarms: No
Tank Ball Float: No
Tank Operator Name: Unknown
Tank Operator Mail Address: 300 E Chapman Ave
Tank Operator Mail City: Orange
Tank Operator Mail State: CA
Tank Operator Mail Zip: 92867
Tank Owner Name: Unknown
Tank Owner Mailing Address: 300 E Chapman Ave
Tank Owner Mailing City: Orange
Tank Owner Mailing State: CA
Tank Owner Mailing Zip: 92867
Tank Capacity Gallons: 10500
Tank Piping Construction: Other
Tank Piping Type: 23 CCR S2636(a)(3) Suction
Tank Pw Piping Construction: None
Tank Sacrificial Anode: No

Tank Closure Date: 11/28/2017 12:00:00 AM
Tank Configuration: Stand Alone Tank
Tank Contents: Other Non-petroleum
Tank Cp Impr Curr: No
Tank Cp Shutoff: No
Tank Installatn Dt: 1/1/1900 12:00:00 AM
Tank No of Compart: 1
Tank Pc Constructn: Steel
Tank Spill Bucket: No
Tribal Lands: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	2 of 3	NW	0.01 / 68.65	183.10 / -2	Parking Structure 130 N LEMON ORANGE CA 92866	DELISTED CTNK

Site ID: 429625
County:
Tank Type:
Original Source: CTNK
Record Date: 09-JUL-2018

Latitude: 33.788490
Longitude: -117.855310

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	3 of 3	NW	0.01 / 68.65	183.10 / -2	OCTA 130 N. LEMON ST ORANGE CA 92867	HAZ GEN

Epa ID: CAC002937668
Address 2:
Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search
Handler Profile URL: https://hwts.dtsc.ca.gov/facility/CAC002937668

Facility County: 30
County: Orange

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	1 of 6	NNW	0.02 / 84.75	184.04 / -1	Fce Car Care Center 135 N Lemon St Orange, Ca 92866-1315 Orange CA 92866-1315	HW ORANGE

Establishment ID: FA0046100

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	2 of 6	NNW	0.02 / 84.75	184.04 / -1	FCE CAR CARE CENTER 135 N LEMON ST ORANGE CA 92866	CERS HAZ

Site ID: 411253
Latitude: 33.788549
Longitude: -117.855203

Regulated Programs

EI ID: 10523734 **EI Description:** Chemical Storage Facilities

EI ID: 10523734 **EI Description:** Hazardous Waste Generator

Violations

Violation Date: 06/22/2016 **Violation Source:** CERS
Violation Program: HW **Violation Division:** Orange County Environmental Health
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Notes:

Returned to compliance on 06/27/2016. The labels on the shop's hazardous waste storage drums were faded and missing required information. New labels were provided. Violation corrected.

Violation Description:

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

Evaluations

Eval Date: 06/27/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange City Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

updated EC; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/21/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

CERS ID 10523734. Accepted; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/24/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine Hazardous Waste inspection. Met with Shawn Chu, President. The facility is a Small Quantity Generator of automotive

repair wastes. Walked throughout the facility and observed the facility's Hazardous Waste storage area. Hazardous waste containers were observed properly labeled and stored closed. The perimeter of the facility was walked. Municipal trash cans were observed and there are no signs of illegal disposal. Hazardous waste manifests were available for review. The facility's EPA ID number is active. Emergency plan is maintained in the office, spill response notification was discussed. No hazardous waste violations were observed this date. This inspection report was sent to shawn6825@hotmail.com.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/04/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

no violation noted; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/22/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site for a routine hazardous waste inspection. Shawn Chu, president and manager, was present for the inspection and provided consent to inspect. I did not observe hazardous waste in the facility's trash or as run off on the ground. The storage of the facility's hazardous waste was inspected. The records for the removal of the facility's hazardous waste were provided for inspection. The records for the last year were reviewed. A hazardous waste emergency response card was posted at the front counter. report PDF to shawn6825@hotmail.com; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/26/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine Hazardous Waste inspection. Met with Shawn Chu, Owner. The facility is a Small Quantity Generator of automotive repair wastes. Walked throughout the facility and observed the facility's Hazardous Waste storage area. Hazardous Waste containers were observed properly labeled and stored closed. The perimeter of the facility was walked and the municipal trash cans were observed. There are no signs of illegal disposal. Hazardous Waste manifests were available for review. The facility's EPA ID number is active. Emergency plan is maintained on site. No hazardous waste violations were observed this date. This inspection report was sent to shawn6825@hotmail.com.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/29/2023
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/04/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP

Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Document Preparer
Entity Name: Chun-Hsiao Chu
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 135 N LEMON ST
City: ORANGE
State: CA
Country:
Zip Code: 92866
Phone:

Affil Type Desc: Legal Owner
Entity Name: A TOP AUTO INC
Entity Title:
Address: 135 N. Lemon St.
City: ORANGE
State: CA
Country: United States
Zip Code: 92866
Phone: (949) 857-1721

Affil Type Desc: Identification Signer
Entity Name: Chun-Hsiao Chu
Entity Title: Owner
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Parent Corporation
Entity Name: FCE CAR CARE CENTER
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

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

Affil Type Desc: Operator
Entity Name: Chun-Hsiao Chu
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (714) 639-8720

Affil Type Desc: Environmental Contact
Entity Name: Chun-Hsiao Chu
Entity Title:
Address: 135 N. Lemon St.
City: Orange
State: CA
Country:
Zip Code: 92866
Phone:

Coordinates

Env Int Type Code:	HMBP	***Longitude:***	-117.855200
Program ID:	10523734	***Coord Name:***	
Latitude:	33.788550	***Ref Point Type Desc:***	Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	3 of 6	NNW	0.02 / 84.75	184.04 / -1	FCE AUTOMOTIVE 135 N LEMON ST ORANGE CA 92866-0000	RCRA TSD

EPA Handler ID: CAL000221517
Gen Status Universe: No Report
Contact Name: (SHAWN) CHUN-HSIAO CHU
Contact Address: 135 N LEMON ST , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-360-8858
Contact Email: SHAWN6825@HOTMAIL.COM
Contact Country:
Land Type:
County Name: ORANGE
EPA Region: 09
Receive Date: 20001106
Location Latitude: 33.788576
Location Longitude: -117.855216

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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

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

Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20001106
Handler Name: FCE AUTOMOTIVE
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: FCE CAR CARE CENTER
Date Became Current:
Date Ended Current:
Phone: 714-538-2620
Source Type: Implementer
Street No:
Street 1: 135 N LEMON ST
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92866-0000

Owner/Operator Ind: Current Operator
Type: Other
Name: (SHAWN) CHUN-HSIAO CHU
Date Became Current:
Date Ended Current:
Phone: 714-360-8858
Source Type: Implementer
Street No:
Street 1: 135 N LEMON ST
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92866

6	4 of 6	NNW	0.02 / 84.75	184.04 / -1	FCE AUTOMOTIVE 135 N LEMON ST ORANGE CA 92866-0000	RCRA NON GEN

EPA Handler ID: CAL000221517
Gen Status Universe: No Report
Contact Name: (SHAWN) CHUN-HSIAO CHU
Contact Address: 135 N LEMON ST , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-360-8858
Contact Email: SHAWN6825@HOTMAIL.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20001106
Location Latitude: 33.788576
Location Longitude: -117.855216

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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:	20001106
Handler Name:	FCE AUTOMOTIVE
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:**	135 N LEMON ST
Name:	(SHAWN) CHUN-HSIAO CHU	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-360-8858	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	135 N LEMON ST
Name:	FCE CAR CARE CENTER	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-538-2620	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	5 of 6	NNW	0.02 / 84.75	184.04 / -1	FCE AUTOMOTIVE 135 N LEMON ST ORANGE CA 92866-0000	FINDS/FRS

Registry ID:	110070589235
FIPS Code:	06059
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	20-AUG-19
Update Date:	
Interest Types:	OTHER HAZARDOUS WASTE ACTIVITIES
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	811111
NAICS Code Descriptions:	GENERAL AUTOMOTIVE REPAIR.
Conveyor:	RCRAINFO
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	40
Census Block Code:	060590759013024
EPA Region Code:	09
County Name:	ORANGE
US/Mexico Border Ind:	
Latitude:	33.788576
Longitude:	-117.855216
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method:	GDT-ADDRESS MATCHING (GEOCODING)
Accuracy Value:	

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

Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070589235
Data Source: Facility Registry Service - Single File
Program Acronyms:

RCRAINFO:CAL000221517

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	6 of 6	NNW	0.02 / 84.75	184.04 / -1	FCE AUTOMOTIVE 135 N LEMON ST ORANGE CA 928660000	HAZ GEN

Epa ID: CAL000221517
Facility County: 30
Address 2:
County: Orange
Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search
Handler Profile URL: https://hwts.dtsc.ca.gov/facility/CAL000221517

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 1	SE	0.02 / 90.22	185.01 / 0	PERFERRED DENTAL CARE 222 W CHAPMAN AVE ORANGE CA 928680000	HAZ GEN

Epa ID: CAL000222736
Facility County: 30
Address 2:
County: Orange
Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search
Handler Profile URL: https://hwts.dtsc.ca.gov/facility/CAL000222736

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	1 of 9	ESE	0.03 / 172.70	186.04 / 1	SPIC 'N SPIN CLEANERS 201 W CHAPMAN AVE ORANGE CA 92866	RCRA SQG

EPA Handler ID: CAD981450059
Gen Status Universe: Small Quantity Generator
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 201 W CHAPMAN AVE , , ORANGE , CA, 92666 , US
Contact Phone No and Ext: 714-538-3304
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type: Other
Receive Date: 19860304
Location Latitude: 33.787915
Location Longitude: -117.854363

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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

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

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: 19860304
Handler Name: SPIC 'N SPIN CLEANERS
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: CHAN S PARK
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

8	2 of 9	ESE	0.03 / 172.70	186.04 / 1	SPIC 'N SPAN DRAPERY & DRY CLEANERS 201 W CHAPMAN AVE ORANGE CA	DRYCLEANERS

EPA ID: CAD981450059
Create Date: 4/10/1987
Facility Act Ind: No
Inact Date: 6/30/2008
Reason: SIC/NAICS
Region Code: 4
DD Latitude: 33.787967
DD Longitude: -117.854192
Facility County Code: (30) ORANGE
Mail Name:
Owner Name: GILBERT HWANG
Owner Street 1: 17066 VISTA MENDOZA
Owner Street 2:

Owner City: YORBA LINDA
Owner State: CA
Owner Zip: 928860000
Owner Phone: 7143377927
Owner Fax: 7149939495
Contact Name: GILBERT HWANG, OWNER
Contact Street 1: 201 W CHAPMAN AVE
Contact Street 2:
Contact City: ORANGE
Contact State: CA
Contact Zip: 928660000
Contact Phone: 7145383304
Contact Fax: 7149939495

NAICS Details

NAICS Code: 325612
NAICS Description: Polish and Other Sanitation Good Manufacturing
SIC Code: 2842
SIC Description: Specialty Cleaning, Polishing, and Sanitary Preparations

---

8	3 of 9	ESE	0.03 / 172.70	186.04 / 1	SPIC & SPAN CLEANERS 201 W CHAPMAN AVE	DRYCLEANERS

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

EPA ID:	CAX000204289	**Owner City:**	--
Create Date:	3/11/1985	**Owner State:**	99
Facility Act Ind:	No	**Owner Zip:**	--
Inact Date:	4/30/1986	**Owner Phone:**	0
Reason:	CLEANERS	**Owner Fax:**	
Region Code:	4	**Contact Name:**	INACTIVE PER SURVEY 3-3-95 LC
DD Latitude:	0	**Contact Street 1:**	--
DD Longitude:	0	**Contact Street 2:**	
Facility County Code:	(30) ORANGE	**Contact City:**	--
Mail Name:		**Contact State:**	99
Owner Name:	--	**Contact Zip:**	--
Owner Street 1:	--	**Contact Phone:**	7145383304
Owner Street 2:		**Contact Fax:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	4 of 9	ESE	0.03 / 172.70	186.04 / 1	SPIC N SPAN DRY CLEANERS 201 W CHAPMAN AVE ORANGE CA	DRYCLEANERS

EPA ID:	CAL000322104	**Owner City:**	ORANGE
Create Date:	7/11/2007	**Owner State:**	CA
Facility Act Ind:	No	**Owner Zip:**	92866
Inact Date:	6/30/2021	**Owner Phone:**	7143377927
Reason:	SIC/NAICS	**Owner Fax:**	7143320284
Region Code:	4	**Contact Name:**	GILBERT HWANG/OWNER
DD Latitude:	33.787867	**Contact Street 1:**	201 W CHAPMAN AVE
DD Longitude:	-117.854193	**Contact Street 2:**	
Facility County Code:	(30) ORANGE	**Contact City:**	ORANGE
Mail Name:		**Contact State:**	CA
Owner Name:	GILBERT HWANG & YVONNE HWANG	**Contact Zip:**	92866
Owner Street 1:	201 W CHAPMAN AVE	**Contact Phone:**	7145383304
Owner Street 2:		**Contact Fax:**	7143320284

NAICS Details

NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	5 of 9	ESE	0.03 / 172.70	186.04 / 1	SPIC 'N SPAN DRY CLEANERS, J S 201 W. CHAPMAN AVE. ORANGE CA 92666	EMISSIONS

1990 Criteria Data

Facility ID:	1566	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	1.2
CO:	30	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	1566	**COID:**	ORA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	

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

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	6 of 9	ESE	0.03 / 172.70	186.04 / 1	SPIC N SPAN DRY CLEANERS/GILBERT HWANG 201 W CHAPMAN AVE ORANGE CA 92866	EMISSIONS

2016 Toxic Data

Facility ID: 151649
Facility SIC Code: 7216
CERR CODE:
COID: ORA
CO: 30
DISN: SOUTH COAST AQMD
CHAPIS:
TS:
HRA:
CH Index:
AH Index:
Air Basin: SC
District: SC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	7 of 9	ESE	0.03 / 172.70	186.04 / 1	SPIC 'N SPIN CLEANERS 201 W CHAPMAN AVE ORANGE CA 92866	FED DRYCLEANERS

FRS Facility ID: 110008269346
NPDES IDs:
NAICS Codes: 81232
SIC Codes:
Latitude: 33.78788
Longitude: -117.8542

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	8 of 9	ESE	0.03 / 172.70	186.04 / 1	SPIC N SPAN DRY CLEANERS 201 W CHAPMAN AVE ORANGE CA 92866	RCRA NON GEN

EPA Handler ID: CAL000322104
Gen Status Universe: No Report
Contact Name: GILBERT HWANG/OWNER
Contact Address: 201 W CHAPMAN AVE , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-538-3304
Contact Email: GHWANG115@YAHOO.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20070711
Location Latitude: 33.787915
Location Longitude: -117.854363

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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

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

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:	20070711
Handler Name:	SPIC N SPAN DRY CLEANERS
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:**	201 W CHAPMAN AVE
Name:	GILBERT HWANG/OWNER	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-538-3304	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	201 W CHAPMAN AVE
Name:	GILBERT HWANG & YVONNE HWANG	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-337-7927	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

8	9 of 9	ESE	0.03 / 172.70	186.04 / 1	SPIC N SPAN DRY CLEANERS 201 W CHAPMAN AVE ORANGE CA 92866	FED DRYCLEANERS

FRS Facility ID:	110070470454
NPDES IDs:	
NAICS Codes:	81232
SIC Codes:	
Latitude:	33.787915
Longitude:	-117.854363

9	1 of 2	WSW	0.04 / 218.27	182.61 / -2	Snows Automotive Repair Center 324 W Chapman Ave Orange, Ca 92866-1354 Orange CA 92866-1354	HW ORANGE

Establishment ID: FA0043181

9	2 of 2	WSW	0.04 / 218.27	182.61 / -2	SNOWS AUTOMOTIVE REPAIR CENTER 324 W CHAPMAN AVE ORANGE CA 92866	CERS HAZ

Site ID: 417381
Latitude: 33.787628
Longitude: -117.855843

Regulated Programs

EI ID: 10523152 **EI Description:** Chemical Storage Facilities

EI ID: 10523152 **EI Description:** Hazardous Waste Generator

Violations

Violation Date: 06/22/2016 **Violation Source:** CERS
Violation Program: HW **Violation Division:** Orange County Environmental Health
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Notes:

Returned to compliance on 06/27/2016. The drums storing hazardous waste were not marked with the required information. New labels were provided while on site. Violation corrected.

Violation Description:

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

Violations

Violation Date: 01/26/2021 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City 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 01/26/2021.

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: 01/26/2021 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 01/26/2021.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 12/20/2017 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City 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 04/04/2018. Automatic transmission fluid not in inventory.

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: 12/16/2014
Violation Source: CERS
Violation Program: HMRRP
Violation Division: Orange City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Returned to compliance on 08/23/2017.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.

Violations

Violation Date: 01/26/2021
Violation Source: CERS
Violation Program: HMRRP
Violation Division: Orange City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Returned to compliance on 01/26/2021.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 03/26/2018
Violation Source: CERS
Violation Program: HMRRP
Violation Division: Orange City 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 04/04/2018.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Evaluations

Eval Date: 06/22/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site for a routine hazardous waste inspection. Danny Snow, manager, was present for the inspection and provided consent to inspect. The inspection included a walk of the side lot. I did not observe hazardous waste in the facility's trash or as run off on the ground. The storage of the facility's hazardous waste was inspected. Storage was in the outside lot and in the garage. The records for the removal of the facility's hazardous waste were provided for inspection. The records were reviewed. The records showed one removal of used oil and used oil filters in the last year. A hazardous waste emergency response card was posted in the office area. report PDF to snowsautorepaircenter@gmail.com; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/26/2021
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/26/2018
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

NOV letter mailed; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/16/2014
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Failure to submit annual Haz Mat Inventory form(s); Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/31/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

CERS Facility information was declined. 10523152; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/19/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

responded to Stan Snow's request for report copies; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/21/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine Hazardous Waste inspection. Met with Danny Snow, President. The facility is a Small Quantity Generator of general automotive repair wastes. Walked throughout the facility and observed the facility's Hazardous Waste storage area. Hazardous waste containers were observed properly labeled and stored closed. The perimeter of the facility was walked and the municipal trash dumpster was observed. There are no signs of illegal disposal. Hazardous waste manifests were available for review. The facility's EPA ID number, CAL000087942 is not active. Please complete DTSC Form 1358 (attached in email) Permanent State ID Application to reactivate your number. Please send the application to DTSC as provided in the instructions. Emergency plan is posted in the office, spill response notification was discussed. No hazardous waste violations were observed this date. This inspection report was sent to snowsautorepaircenter@gmail.com. [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/12/2023
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine Hazardous Waste inspection. Met with Joe Dickson, Mechanic. The facility is a Small Quantity Generator of automotive repair hazardous wastes. Walked throughout the facility and observed the facility's Hazardous Waste storage area. Hazardous waste containers were observed properly labeled and stored closed. The perimeter of the facility was walked and the municipal trash dumpster was observed. There were no signs of illegal disposal. Hazardous waste manifests were available for review. The facility has an INACTIVE EPA ID number, CAL000087942. Please contact Department of Toxic Substances Control (DTSC) at 800-618-6942 to reactivate your EPA ID number. Emergency plan is maintained on site. No hazardous waste violations were observed this date. This inspection report was sent to snowsautorepaircenter@gmail.com.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/20/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Field verification of chemical inventory, violation noted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Legal Owner
Entity Name: SNOWS AUTOMOTIVE REPAIR CENTER
Entity Title:
Address: 324 W. CHAPMAN AVE
City: ORANGE
State: CA
Country: United States
Zip Code: 92866
Phone: (714) 403-8326

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Environmental Contact
Entity Name: TERI LAVELL
Entity Title:
Address: 324 W CHAPMAN AVE
City: ORANGE
State: CA
Country:

Zip Code:	92866
Phone:	
Affil Type Desc:	Operator
Entity Name:	DANIEL SNOW
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(714) 403-8326
Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	324 W. CHAPMAN AVE
City:	ORANGE
State:	CA
Country:	
Zip Code:	92866
Phone:	
Affil Type Desc:	Document Preparer
Entity Name:	TERI LAVELL
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	
Affil Type Desc:	Identification Signer
Entity Name:	DANIEL SNOW
Entity Title:	OWNER
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	
Affil Type Desc:	Property Owner
Entity Name:	DANIEL SNOW
Entity Title:	
Address:	324 W CHAPMAN AVE
City:	ORANGE
State:	CA
Country:	United States
Zip Code:	92866
Phone:	(714) 403-8326
Affil Type Desc:	Parent Corporation
Entity Name:	SNOWS AUTOMOTIVE REPAIR CENTER
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Coordinates

Env Int Type Code:	HMBP	***Longitude:***	-117.855840
Program ID:	10523152	***Coord Name:***	
Latitude:	33.787630	***Ref Point Type Desc:***	Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	1 of 1	WSW	0.04 / 229.44	182.96 / -2	GLENN R. JOHNSON ARCHITECTURAL 321 W. CHAPMAN AVE. ORANGE CA 92666	EMISSIONS

1987 Criteria Data

Facility ID:	24127	**CERR Code:**	
Facility SIC Code:	2521	**TOGT:**	.5
CO:	30	**ROGT:**	.484
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	24127	**COID:**	ORA
Facility SIC Code:	2521	**DISN:**	SOUTH COAST AQMD
CO:	30	**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:	24127	**CERR Code:**	
Facility SIC Code:	3299	**TOGT:**	.5
CO:	30	**ROGT:**	.484
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	24127	**COID:**	ORA
Facility SIC Code:	3299	**DISN:**	SOUTH COAST AQMD
CO:	30	**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
11	1 of 3	WNW	0.05 / 240.03	184.59 / -1	CALIFORNIA CAR CARE 129 N CYPRESS ST ORANGE CA 92866	RCRA NON GEN

EPA Handler ID:	CAD981167612
Gen Status Universe:	No Report
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	129 N CYPRESS , , ORANGE , CA, 92666 , US
Contact Phone No and Ext:	415-555-1212
Contact Email:	

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

Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type: Other
Receive Date: 19851219
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 19851219
Handler Name: CALIFORNIA CAR CARE
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

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

Owner/Operator Ind: Current Owner
Type: Private
Name: DENNIS KREUGER
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

11	2 of 3	WNW	0.05 / 240.03	184.59 / -1	ALL STAR PAINT & BODY INC 129 N CYPRESS ST ORANGE CA 92867	RCRA NON GEN

EPA Handler ID: CAD981419112

Gen Status Universe:	No Report
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	129 N CYPRESS STREET , , ORANGE , CA, 26670 , US
Contact Phone No and Ext:	714-633-2311
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Other
Receive Date:	19860613
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	19860613
Handler Name:	ALL STAR PAINT & BODY 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:***	NOT REQUIRED
Name:	ANN PALMER	***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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	3 of 3	WNW	0.05 / 240.03	184.59 / -1	Chapman CBC, LLC 123 N CYPRESS ST ORANGE CA 92866	CERS HAZ

Site ID: 434590
Latitude: 33.788450
Longitude: -117.856040

Regulated Programs

EI ID: 10757827 **EI Description:** Chemical Storage Facilities

Violations

Violation Date: 01/24/2018 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 03/06/2018.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 01/24/2018 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City 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 03/06/2018. Initial inventory.

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: 01/24/2018 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City 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 03/06/2018.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Evaluations

Eval Date: 12/14/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Initial field verification of chemical inventory, violations noted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/02/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Parent Corporation
Entity Name: Chapman Crafted Beer
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Document Preparer
Entity Name: Wil Dee
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: Chapman CBC, LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (844) 855-2337

Affil Type Desc: Identification Signer
Entity Name: Wil Dee
Entity Title: CEO
Address:
City:
State:
Country:
Zip Code:
Phone:

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

Affil Type Desc: Legal Owner
Entity Name: Chapman CBC, LLC
Entity Title:
Address: 123 N Cypress St
City: Orange
State: CA
Country: United States
Zip Code: 92866
Phone: (844) 855-2337

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 123 N Cypress St
City: Orange
State: CA
Country:
Zip Code: 92866
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Wil Dee
Entity Title:
Address: 123 N Cypress St
City: Orange
State: CA
Country:
Zip Code: 92866
Phone:

Coordinates

Env Int Type Code: HMBP
Program ID: 10757827
Latitude: 33.788450
Longitude: -117.856040
Coord Name:
Ref Point Type Desc: Center of a facility or station.

12	*1 of 7*	*WSW*	*0.05 / 248.38*	*183.53 / -2*	***HAGEN MOBIL*** ***396 W CHAPMAN AVE*** ***ORANGE CA 92666***	***LUST***

Global ID: T0605901571
Status Date: 12/16/1992
Case Type: LUST CLEANUP SITE
Oil Field:
Oil Field Operator:
Status: COMPLETED - CASE CLOSED
Census Tract: 6059075902
Match Key: T0605901571
County: ORANGE
Latitude: 33.7876647
Longitude: -117.8563568
RWQCB Region:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

CUF Case: NO
Lead Agency: ORANGE, CITY OF
Case Worker: UNK
Local Agency: ORANGE, CITY OF
RB Case No: 083002131T
Local Case No:
File Location:
Potential COC: Gasoline
Potential Media of Concern: Soil
Begin Date: 7/9/1992
How Discovered: Tank Closure
How Discovered Description:
Stop Method:
Stop Description:
Calwater Watershed Name: Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
DWR GW Subbasin Name: Coastal Plain Of Orange County (8-001)
Disadvantaged Community:

CalEnvScreen Score:
Coordinate Source: * Historical Geocode - Exact Address Match
Discharge Cause: Unknown
Discharge Source: Other
EPA Region: 9
Leak Reported Dt: 1992-07-31 00:00:00
Military DoD Site: No
No Further Action Dt: 1992-12-16 00:00:00
Qty Rlsd Gallons:
Facility Project Sub Type:
Calenviroscreen 3 Score: 66-70%
Calenviroscreen 4 Score: 45-50%
Site History:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: UNK
Organization Name: ORANGE, CITY OF
Address:
City: r8 UNKNOWN
Email:
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: PATRICIA HANNON
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: patricia.hannon@waterboards.ca.gov
Phone No:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Site Assessment
Status Date: 7/15/1992

Status: Completed - Case Closed
Status Date: 12/16/1992

Status: Open - Case Begin Date
Status Date: 7/9/1992

Status: Open - Remediation
Status Date: 11/12/1992

Status: Open - Remediation
Status Date: 12/10/1992

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name: HAGEN MOBIL
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Address: 396 W CHAPMAN AVE
City: ORANGE
Zip: 92666
County: ORANGE
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605901571
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/16/1992
Project Status:
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605901571&tabname=regulatoryhistory
Potential COC: GASOLINE
Potential Media of Concern: SOIL
File Location:

User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
DWR GW Sub Basin: Coastal Plain Of Orange County (8-001)
Calwater Watershed Name: Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE, CITY OF (LEAD)
CASEWORKER: UNK
SANTA ANA RWQCB (REGION 8) - CASE #: 083002131T
CASEWORKER: PATRICIA HANNON
CUF Claim No:
CUF Priority Assig:
CUF Amount Paid:
WDR Place Type:
WDR File No:
WDR Order No:
Project Oversight Agencies:
Facility Type:
Composting Method:
Grndwtr Monitoring Frequency:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Open - Case Begin Date
Date : 7/9/1992

Status: Open - Remediation
Date : 11/12/1992

Status: Completed - Case Closed
Date : 12/16/1992

Status: Open - Remediation
Date : 12/10/1992

Status: Open - Site Assessment
Date : 7/15/1992

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Other Regulatory Actions
Action: Closure/No Further Action Letter
Action Date: 12/16/1992
Received Issue Date: 12/16/1992
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901571&enforcement_id=5900070&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Leak Action
Action: Leak Reported
Action Date: 7/31/1992
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action: Leak Discovery
Action Date: 7/15/1992

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

Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action: Leak Stopped
Action Date: 7/9/1992
Received Issue Date:
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of May 25, 2023)

Document Type: Site Documents ***Document Date:*** 12/16/1992
Type: CLOSURE/NO FURTHER ACTION LETTER ***Submitted:***
Submitted By: (REGULATOR), SANGAVI PARI (REGULATOR)
Title: CLOSURE/NO FURTHER ACTION LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901571&enforcement_id=5900070

12	*2 of 7*	*WSW*	*0.05 / 248.38*	*183.53 / -2*	***HAGENS SERVICE CENTER 396 W. CHAPMAN AVE ORANGE CA 92666***	***HHSS***

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002ebcf.pdf

---

12	*3 of 7*	*WSW*	*0.05 / 248.38*	*183.53 / -2*	***HAGENS MOBIL 396 W. CHAPMAN AVE ORANGE CA 92680***	***HHSS***

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002eb75.pdf

---

12	*4 of 7*	*WSW*	*0.05 / 248.38*	*183.53 / -2*	***WILLIAM C HAGEN 396 CHAPMAN ORANGE CA 92666***	***HHSS***

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002eb94.pdf

---

12	*5 of 7*	*WSW*	*0.05 / 248.38*	*183.53 / -2*	***HAGEN'S SERVICE CENTER 396 W. CHAMPAN AVE. ORANGE CA***	***HIST TANK***

Owner Name: MOBIL OIL GAS STATION
Owner Street: 396 W. CHAMPAN AVE.
Owner City: ORANGE
Owner State: CA
Owner Zip: 92666
No of Containers: 3
County: ORANGE
Facility State: CA
Facility Zip: 92666

12	*6 of 7*	*WSW*	*0.05 / 248.38*	*183.53 / -2*	***WILLIAM C. HAGEN 396 CHAPMAN ORANGE CA***	***HIST TANK***

Owner Name: MOBIL OIL CORPORATION
Owner Street: 612 S. FLOWER STREET
Owner City: LOS ANGELES
Owner State: CA
No of Containers: 4
County: ORANGE
Facility State: CA
Facility Zip: 92666

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

Owner Zip: 90017

---

12 | **7 of 7** | **WSW** | **0.05 / 248.38** | **183.53 / -2** | **HAGEN'S MOBIL**
396 W. CHAPMAN AVE
ORANGE CA | **HIST TANK**

Owner Name: MOBIL OIL CORP.
Owner Street: 17822 E 17TH ST
Owner City: TUSTIN
Owner State: CA
Owner Zip: 92680

No of Containers: 4
County: ORANGE
Facility State: CA
Facility Zip: 92680

---

13 | **1 of 9** | **NW** | **0.07 / 345.22** | **181.74 / -3** | **BLAKE AND NATION IONC**
153 N CYPRESS ST
ORANGE CA 92866 | **RCRA SQG**

EPA Handler ID: CAD981395783
Gen Status Universe: Small Quantity Generator
Contact Name:
Contact Address: US
Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19960901
Location Latitude: 33.788847
Location Longitude: -117.856348

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 Jul, 2023.

Evaluation Details

Evaluation Start Date: 19940713
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State Contractor/Grantee

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

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

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19860409
Handler Name:	BLAKE AND NATION IONC
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Notification

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19960901
Handler Name:	BLAKE AND NATION IONC
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Implementer

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:	Implementer	***Zip Code:***	99999
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	NOT REQUIRED
Name:	DONALD M. BLAKE	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99999

Historical Handler Details

Receive Dt:	19860409
Generator Code Description:	Large Quantity Generator
Handler Name:	BLAKE AND NATION IONC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	*2 of 9*	*NW*	*0.07 / 345.22*	*181.74 / -3*	***Fix Auto Orange*** ***153 N Cypress St Orange, Ca 92866-1309*** ***Orange CA 92866-1309***	***HW ORANGE***

Establishment ID: FA0029119

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	*3 of 9*	*NW*	*0.07 / 345.22*	*181.74 / -3*	***BLAKE & NATION PAINT & BODY SH*** ***153 N. CYPRESS ST.*** ***ORANGE CA 92666***	***EMISSIONS***

1987 Criteria Data

Facility ID:	17138	***CERR Code:***	
Facility SIC Code:	7538	***TOGT:***	4.6
CO:	30	***ROGT:***	4.4528
Air Basin:	SC	***COT:***	

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

District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	1
CHAPIS:		**PM10T:**	.96

1987 Toxic Data

Facility ID:	17138	**COID:**	ORA
Facility SIC Code:	7538	**DISN:**	SOUTH COAST AQMD
CO:	30	**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:	17138	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	3.2
CO:	30	**ROGT:**	2.7104
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1990 Toxic Data

Facility ID:	17138	**COID:**	ORA
Facility SIC Code:	7532	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

13	*4 of 9*	*NW*	*0.07 / 345.22*	*181.74 / -3*	***BLAKE & NATION PAINT & BODY SHOP INC*** ***153 N CYPRESS ST*** ***30ANGE CA 92866***	***EMISSIONS***

2015 Toxic Data

Facility ID:	17138	**COID:**	ORA
Facility SIC Code:	7532	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

13	*5 of 9*	*NW*	*0.07 / 345.22*	*181.74 / -3*	***BLAKE & NATION PAINT & BODY SH*** ***153 N CYPRESS ST*** ***ORANGE CA 92666***	***EMISSIONS***

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

1993 Criteria Data

Facility ID:	17138	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	1.5
CO:	30	***ROGT:***	1.452
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	ORA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1993 Toxic Data

Facility ID:	17138	***COID:***	ORA
Facility SIC Code:	7532	***DISN:***	SOUTH COAST AQMD
CO:	30	***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:	17138	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	1.5
CO:	30	***ROGT:***	1.452
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	ORA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1995 Toxic Data

Facility ID:	17138	***COID:***	ORA
Facility SIC Code:	7532	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

13	***6 of 9***	***NW***	***0.07 / 345.22***	***181.74 / -3***	***FIX AUTO ORANGE 153 N CYPRESS ST ORANGE CA 92866***	***CERS HAZ***

Site ID:	419176
Latitude:	33.788868
Longitude:	-117.856033

Regulated Programs

EI ID:	10518916	***EI Description:***	Chemical Storage Facilities
EI ID:	10518916	***EI Description:***	Hazardous Waste Generator

Violations

Violation Date: 03/29/2016 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Orange County Environmental Health
Citation: 22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)
Violation Notes:

Returned to compliance on 07/03/2017. The facility reported to have determined that their used paint booth exhaust filters were non hazardous by laboratory analysis. However, the lab report was not available for inspection. Locate the lab report and submit a copy to this Agency for our review. Do not dispose of used paint booth exhaust filters to the trash until the filters have been determined to be non hazardous

Violation Description:

Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.

Violations

Violation Date: 01/22/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 02/27/2018.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 01/22/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange City 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 02/27/2018.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 01/22/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange City 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 02/27/2018.

Violation Description:

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Evaluations

Eval Date: 04/04/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW

Eval Source: CERS
Eval Notes:

FIX AUTO ORANGE 153 N CYPRESS ST ORANGE 92866 The laboratory analysis report of a fiberglass paint booth exhaust filter sample provided by Fix Auto Orange and dated 3-30-15 was reviewed by this Agency. The laboratory analysis for heavy metal content (CAM metals) of the solid sample was conducted. With the provision that this sample is representative of the facility's products and procedures; the facility's spent paint spray booth exhaust filters do not appear to be hazardous for regulated heavy metals and may be handled as non-hazardous. No further testing is required by this Agency at this time. Please note that any changes in product use and procedures will necessitate the re-evaluation of the spent paint spray booth exhaust filter's hazardous waste properties. If determined to be hazardous waste, then the spent paint spray booth exhaust filters must be handled, stored, transported, and disposed properly. A copy of the laboratory report and Chain of Custody [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/19/2021
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/01/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine Hazardous Waste inspection. Walked throughout the facility and observed the facility's Hazardous Waste storage area. Hazardous waste containers were observed properly labeled and stored closed. Several containers were empty due to a recent hazardous waste pickup. Waste paint booth filters are disposed of into the trash. California regulated metals TTLC test results dated 11/28/17 were available for review. The waste filters are non-hazardous. The perimeter of the facility was walked and the municipal trash dumpster was observed. There are no signs of illegal disposal. Manifests were available for review. The facility's EPA ID number is active. Employees are reported to be trained. Emergency plan is posted in the office, spill response notification was discussed. No hazardous waste violations were observed this date. This inspection report was sent to Chris Kimball at chris.kimball@fixauto.com.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/22/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Initial chemical inventory, violation noted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/16/2022
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine Hazardous Waste inspection. Met with David Begin, Estimator. The facility is a Small Quantity Generator of auto motive and auto body repair hazardous wastes. Walked throughout the facility and observed the facility's Hazardous Waste storage areas. Hazardous Waste containers were observed properly labeled and stored closed. The perimeter of the facility was walked and the municipal trash dumpster was observed. There are no signs of illegal disposal. Hazardous waste manifests were available for review. The facility has an active EPA ID number, CAL000455909. Emergency plan is maintained on site. No hazardous waste violations were observed this date. This inspection report was sent to jasmin. dominguez@fixautousa.com.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/29/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

FIX AUTO ORANGE 153 N CYPRESS ST ORANGE 92866 On site to conduct a change in ownership hazardous waste generator inspection. James D' Amore, master repair planner, was present for the inspection and provided consent to inspect. The new business owner was identified as Caufield Bickett Inc. The business's EPA ID# was identified as CAL000401347. The inspection included a walk of the facility's outside parking and trash storage areas. I did not observe hazardous waste in the facility's trash or as run off on the ground. The storage of the facility's hazardous waste was inspected. We discussed the required information to be marked on all containers storing hazardous waste. Records for the removal of the facility's hazardous waste were maintained on site and available for inspection. The facility had a written emergency action plan that contained spill response directions for the employees. The facility must also provide written emergency coordinator contact [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/30/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

change in ownership occurred 10-14. Account checked to see if billing issue. They are paid up. New business has been paying the oil owner's bill.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Legal Owner
Entity Name: FUSA Properties SPV LLC
Entity Title:
Address: 153 N Cypress Street
City: Orange
State: CA
Country: United States
Zip Code: 92866
Phone: (714) 639-5302

Affil Type Desc: Identification Signer
Entity Name: Amanda Fazio
Entity Title: Director of Administration & Compliance
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: FIX AUTO YORBA LINDA & ORANGE
Entity Title:

Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	
Affil Type Desc:	Environmental Contact
Entity Name:	Amanda Fazio
Entity Title:	
Address:	153 N Cypress Street
City:	Orange
State:	CA
Country:	
Zip Code:	92866
Phone:	
Affil Type Desc:	Operator
Entity Name:	Jorge Vivanco
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(714) 639-5302
Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	153 N Cypress St
City:	Orange
State:	CA
Country:	
Zip Code:	92866
Phone:	
Affil Type Desc:	Document Preparer
Entity Name:	Amanda Fazio
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Coordinates

Env Int Type Code:	HWG	**Longitude:**	-117.856030
Program ID:	10518916	**Coord Name:**	
Latitude:	33.788870	**Ref Point Type Desc:**	Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	7 of 9	NW	0.07 / 345.22	181.74 / -3	FIX AUTO ORANGE 153 N CYPRESS ST ORANGE CA 92866	EMISSIONS

2016 Toxic Data

Facility ID:	183872	**TS:**	
Facility SIC Code:	7532	**HRA:**	
CERR CODE:		**CH Index:**	
COID:	ORA	**AH Index:**	
CO:	30	**Air Basin:**	SC
DISN:	SOUTH COAST AQMD	**District:**	SC

CHAPIS:

2017 Toxic Data

Facility ID: 183872
Facility SIC Code: 7532
CO: 30
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2018 Criteria Data

Facility ID: 183872
Facility SIC Code: 7532
CO: 30
Air Basin: SC
District: SC
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: .025490068832877821641866585686810405911515
ROGT: .025235
COT:
NOXT:
SOXT:
PMT:
PM10T:

2018 Toxic Data

Facility ID: 183872
Facility SIC Code: 7532
CO: 30
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2019 Toxic Data

CO: 30
Air Basin: SC
Faccility ID: 183872
District: SC
Facility SIC Code: 7532
COID: ORA
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TS:
Health Risk Asmt:

2020 Criteria Data

CO: 30
Air Basin: SC
Facility ID: 183872
District: SC
Facility SIC Code: 7532
CO ID: ORA
DISN: SOUTH COAST AQMD
TOGT: .080307374228160745014677598947261868610 1
PMT:
PM10T:
CHAPIS:
CERR Code:
ROGT: .07945
COT:
NOXT:
SOXT:

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

2020 Toxic Data

CO:	30	***DISN:***	SOUTH COAST AQMD
Air Basin:	SC	***CHAPIS:***	
Facility ID:	183872	***CHERR Code:***	
District:	SC	***TS:***	
Facility SIC Code:	7532	***Health Risk Asmt:***	
COID:	ORA		
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

13	*8 of 9*	*NW*	*0.07 / 345.22*	*181.74 / -3*	*FIX AUTO ORANGE* *153 N CYPRESS ST* *ORANGE CA 92866-1309*	*RCRA NON GEN*

EPA Handler ID:	CAL000401347
Gen Status Universe:	No Report
Contact Name:	ALISON ENOKA
Contact Address:	153 , N CYPRESS ST , , ORANGE , CA, 92866-1309 , US
Contact Phone No and Ext:	714-639-5302
Contact Email:	ALISON.ENOKA@FIXAUTO.COM
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Private
Receive Date:	20200727
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	20141017
Handler Name:	FIX AUTO ORANGE CAULFIELD BICKETT
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Hazardous Waste Handler Details

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

Sequence No: 1
Receive Date: 20200727
Handler Name: FIX AUTO ORANGE
Source Type: Deactivation
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: FUSA PROPERTIES SPV LLC
Date Became Current:
Date Ended Current:
Phone: 704-444-8213
Source Type: Deactivation
Street No: 440
Street 1: S CHURCH ST STE 700
Street 2:
City: CHARLOTTE
State: NC
Country: US
Zip Code: 28202

Owner/Operator Ind: Current Operator
Type: Other
Name: BECKY PULLIAM
Date Became Current:
Date Ended Current:
Phone: 714-279-2032
Source Type: Implementer
Street No:
Street 1: 22901 SAVI RANCH PKWY SUITE A
Street 2:
City: YORBA LINDA
State: CA
Country:
Zip Code: 92887-0000

Owner/Operator Ind: Current Owner
Type: Other
Name: CAULFIELD-BICKETT BROS MARKETS
Date Became Current:
Date Ended Current:
Phone: 714-282-2408
Source Type: Implementer
Street No:
Street 1: 22901 SAVI RANCH PKWY SUITE A
Street 2:
City: YORBA LINDA
State: CA
Country:
Zip Code: 92887-0000

Historical Handler Details

Receive Dt: 20141017
Generator Code Description: Not a Generator, Verified
Handler Name: FIX AUTO ORANGE CAULFIELD BICKETT

13	9 of 9	NW	0.07 / 345.22	181.74 / -3	FIX AUTO ORANGE 153 N CYPRESS ST ORANGE CA 92866	RCRA NON GEN

EPA Handler ID: CAL000455909
Gen Status Universe: No Report
Contact Name: ALISON ENOKA
Contact Address: 153 N CYPRESS ST , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-639-5302
Contact Email: ALISON.ENOKA@FIXAUTO.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20200729
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

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

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:	20200729
Handler Name:	FIX AUTO ORANGE
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:***	440 S CHURCH ST STE 700
Name:	FUSA PROPERTIES SPV LLC	***Street 2:***	
Date Became Current:		***City:***	CHARLOTTE
Date Ended Current:		***State:***	NC
Phone:	704-444-8213	***Country:***	
Source Type:	Implementer	***Zip Code:***	28202

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	153 N CYPRESS ST
Name:	ALISON ENOKA	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	714-639-5302	***Country:***	
Source Type:	Implementer	***Zip Code:***	92866

14	*1 of 1*	*ESE*	*0.07 / 374.99*	*187.94 / 3*	***Urth Caffe Associates VIII, LLC 100 W CHAPMAN AVE ORANGE CA 92866***	***CERS HAZ***

Site ID:	514226
Latitude:	33.787827
Longitude:	-117.853618

Regulated Programs

EI ID:	10781248	***EI Description:***	Chemical Storage Facilities

Violations

Violation Date:	02/03/2022	***Violation Source:***	CERS
Violation Program:	HMRRP	***Violation Division:***	Orange City Fire Department
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)		
Violation Notes:			

Returned to compliance on 02/22/2022. Complete annual training and maintain records of training. RTC 2/22/22

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Evaluations

Eval Date: 02/03/2022
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/15/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

New Business; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 451 S. Hewitt St.
City: Los Angeles
State: CA
Country:
Zip Code: 90013
Phone:

Affil Type Desc: Operator
Entity Name: Urth Caffe Associates, VIII, LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (213) 229-8925

Affil Type Desc: Document Preparer
Entity Name: Gigi Ganbaatar
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner

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

Entity Name: Urth Old Towne Development, LLC
Entity Title:
Address: 451 S. Hewitt St.
City: Los Angeles
State: CA
Country: United States
Zip Code: 90013
Phone: (213) 229-8925

Affil Type Desc: Identification Signer
Entity Name: Shallom Berkman
Entity Title: Managing Member
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: Urth Caffe Associates VIII, LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Environmental Contact
Entity Name: Gigi Ganbaatar
Entity Title:
Address: 451 S. Hewitt St.
City: Los Angeles
State: CA
Country:
Zip Code: 90013
Phone:

Affil Type Desc: Property Owner
Entity Name: Urth Old Towne Development, LLC
Entity Title:
Address: 451 S. Hewitt St.,
City: Los Angeles
State: CA
Country: United States
Zip Code: 90013
Phone: (213) 229-8925

Coordinates

Env Int Type Code: HMBP
Program ID: 10781248
Latitude: 33.787840
Longitude: -117.853540
Coord Name:
Ref Point Type Desc: Center of a facility or station.

15	*1 of 3*	*WNW*	*0.07 / 395.04*	*180.91 / -4*	*RANDY EMA REMODEL INC 142 N CYPRESS*	*EMISSIONS*

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					ORANGE CA 92866	

2015 Toxic Data

Facility ID:	49346	***COID:***	ORA
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD
CO:	30	***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:	49346	***TS:***	
Facility SIC Code:	7538	***HRA:***	
CERR CODE:		***CH Index:***	
COID:	ORA	***AH Index:***	
CO:	30	***Air Basin:***	SC
DISN:	SOUTH COAST AQMD	***District:***	SC
CHAPIS:			

2017 Toxic Data

Facility ID:	49346	***COID:***	ORA
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD
CO:	30	***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:	49346	***COID:***	ORA
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD
CO:	30	***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:	30	***DISN:***	SOUTH COAST AQMD
Air Basin:	SC	***CHAPIS:***	
Faccility ID:	49346	***CERR Code:***	
District:	SC	***TS:***	
Facility SIC Code:	7538	***Health Risk Asmt:***	
COID:	ORA		
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

15	*2 of 3*	*WNW*	*0.07 /*	*180.91 /*	*RANDY EMA REMODEL INC*	*EMISSIONS*

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
			395.04	-4	142 N CYPRESS ORANGE CA 92666	

1987 Criteria Data

Facility ID:	49346	***CERR Code:***	
Facility SIC Code:	7538	***TOGT:***	2.1
CO:	30	***ROGT:***	2.0328
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	ORA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1987 Toxic Data

Facility ID:	49346	***COID:***	ORA
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD
CO:	30	***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:	49346	***CERR Code:***	
Facility SIC Code:	7538	***TOGT:***	.1
CO:	30	***ROGT:***	.0968
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	ORA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1990 Toxic Data

Facility ID:	49346	***COID:***	ORA
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1993 Criteria Data

Facility ID:	49346	***CERR Code:***	
Facility SIC Code:	7538	***TOGT:***	.2
CO:	30	***ROGT:***	.1936
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	ORA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1993 Toxic Data

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

Facility ID: 49346
Facility SIC Code: 7538
CO: 30
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1995 Criteria Data

Facility ID: 49346
Facility SIC Code: 7538
CO: 30
Air Basin: SC
District: SC
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: .2
ROGT: .1936
COT:
NOXT:
SOXT:
PMT:
PM10T:

1995 Toxic Data

Facility ID: 49346
Facility SIC Code: 7538
CO: 30
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

---

15 | ***3 of 3*** | ***WNW*** | ***0.07 / 395.04*** | ***180.91 / -4*** | ***RANDY EMA INC***
142 N CYPRESS
ORANGE CA 92666-0000 | ***RCRA NON GEN***

EPA Handler ID: CAL000043102
Gen Status Universe: No Report
Contact Name: RANDY EMA
Contact Address: 142 N CYPRESS , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-633-3883
Contact Email: RANDYEMAINC@GMAIL.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19910108
Location Latitude: 33.788717
Location Longitude: -117.856406

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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:	19910108
Handler Name:	RANDY EMA 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:**	142 N CYPRESS
Name:	RANDY EMA	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-633-3883	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	142 N CYPRESS STREET
Name:	EMA RANDY	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-633-3883	**Country:**	
Source Type:	Implementer	**Zip Code:**	92868-1310

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of 2	WNW	0.08 / 411.44	180.95 / -4	MALIBU AUTO BODY 136 N CYPRESS ORANGE CA 92865	RCRA SQG

EPA Handler ID:	CAD983593567
Gen Status Universe:	Small Quantity Generator
Contact Name:	MASTRANGELO OZZIE
Contact Address:	136 N CYPRESS , , ORANGE , CA, 92666 , US
Contact Phone No and Ext:	714-639-2202
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Other
Receive Date:	19910719
Location Latitude:	33.788558
Location Longitude:	-117.856441

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	19910719
Handler Name:	MALIBU AUTO BODY
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
Name:	OZZIE MASTRANGELO	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	2 of 2	WNW	0.08 / 411.44	180.95 / -4	MALIBU AUTO BODY 136 N CYPRESS AV ORANGE CA 92666	EMISSIONS

1987 Criteria Data

Facility ID:	49165	***CERR Code:***	
Facility SIC Code:	3711	***TOGT:***	.2
CO:	30	***ROGT:***	.1936
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	ORA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1987 Toxic Data

Facility ID:	49165	***COID:***	ORA

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

Facility SIC Code:	3711	**DISN:**	SOUTH COAST AQMD
CO:	30	**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:	49165	**CERR Code:**	
Facility SIC Code:	3799	**TOGT:**	.2
CO:	30	**ROGT:**	.1936
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	49165	**COID:**	ORA
Facility SIC Code:	3799	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

17	*1 of 1*	*E*	*0.10 / 527.43*	*189.83 / 5*	***MASONIC TEMPLE ASSOCIATION OF ORANGE*** ***102 N. GLASSELL ST*** ***ORANGE CA 92866***	***RCRA NON GEN***

EPA Handler ID:	CAC002967447
Gen Status Universe:	No Report
Contact Name:	MASONIC TEMPLE ASSOCIATION OF ORANG
Contact Address:	71 PLAZA SQUARE , , ORANGE , CA, 92866 ,
Contact Phone No and Ext:	714-990-3879
Contact Email:	JANICE@ABSOLUTEABATEMENTINC.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20180620
Location Latitude:	33.788349
Location Longitude:	-117.853127

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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

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

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:	20180620
Handler Name:	MASONIC TEMPLE ASSOCIATION OF ORANGE
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:**	71 PLAZA SQUARE
Name:	MASONIC TEMPLE ASSOCIATION OF ORANG	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-990-3879	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	71 PLAZA SQUARE
Name:	MASONIC TEMPLE ASSOCIATION OF ORANG	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-990-3879	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
18	1 of 1	W	0.10 / 539.99	180.96 / -4	WESTSIDE GARAGE LLC 424 W CHAPMAN AVE ORANGE CA 92866	RCRA VSQG

EPA Handler ID:	CAR000300616
Gen Status Universe:	VSG
Contact Name:	MARK DREWITZ
Contact Address:	424 , W CHAPMAN AVE , , ORANGE , CA, 92866 , US
Contact Phone No and Ext:	949-463-0389
Contact Email:	MDREWITZ@COX.NET
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Private
Receive Date:	20191018
Location Latitude:	33.787885
Location Longitude:	-117.85549

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	20191018
Handler Name:	WESTSIDE GARAGE LLC
Federal Waste Generator Code:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	135
Waste Code Description:	Unspecified aqueous solution
Hazardous Waste Code:	221
Waste Code Description:	Waste oil and mixed oil
Hazardous Waste Code:	U228
Waste Code Description:	ETHENE, TRICHLORO- (OR) TRICHLOROETHYLENE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	424
Type:	Private	***Street 1:***	W CHAPMAN AVE
Name:	ROBERT GOMEZ	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	92866
Owner/Operator Ind:	Current Owner	***Street No:***	424
Type:	Private	***Street 1:***	W CHAPMAN AVE
Name:	MARK DREWITZ	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	92866
Owner/Operator Ind:	Current Operator	***Street No:***	424
Type:	Private	***Street 1:***	W CHAPMAN AVE
Name:	ROBERT GOMEZ	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	92866
Owner/Operator Ind:	Current Operator	***Street No:***	424
Type:	Private	***Street 1:***	W CHAPMAN AVE

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

Name:	MARK DREWITZ	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	92866

19	1 of 1	SW	0.10 / 541.04	182.76 / -2	RASPORT 154 S CYPRESS ST ORANGE CA 92866	RCRA SQG

EPA Handler ID:	CAD983645284
Gen Status Universe:	Small Quantity Generator
Contact Name:	STEVE OR CATHY BECSI
Contact Address:	154 S CYPRESS ST , , ORANGE , CA, 92666 , US
Contact Phone No and Ext:	714-532-8180
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Private
Receive Date:	19920810
Location Latitude:	33.7869
Location Longitude:	-117.856429

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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:	19920810
Handler Name:	RASPORT
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	154 S CYPRESS ST
Name:	STEVE BECSI	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA

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

Phone: 714-532-8180 **Country:**
Source Type: Notification **Zip Code:** 92666

20	1 of 3	ENE	0.11 / 579.61	189.67 / 5	MOBIL 154 NO. GLASSEL ORANGE CA 92666	HHSS

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e866.pdf

---

20	2 of 3	ENE	0.11 / 579.61	189.67 / 5	Zito's Pizza 156 N GLASSELL ST ORANGE CA 92866	CERS HAZ

Site ID: 370434
Latitude: 33.789017
Longitude: -117.853154

Regulated Programs

EI ID: 10672201 **EI Description:** Chemical Storage Facilities

Violations

Violation Date: 04/28/2016 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City 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 03/15/2017.

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: 04/28/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 05/07/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/09/2022
Violations Found: No
Eval General Type: Compliance Evaluation Inspection

Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: Zito"s Pizza
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Property Owner
Entity Name: Al Ricci
Entity Title:
Address: 2036 N Tustin Street
City: Orange
State: CA
Country: United States
Zip Code: 92865
Phone: (714) 974-9309

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 156 N Glassell
City: Orange
State: CA
Country:
Zip Code: 92868
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Jennifer Zimmermann
Entity Title:
Address: 2036 N Tustin Street
City: Orange
State: CA
Country:
Zip Code: 92865
Phone:

Affil Type Desc: Identification Signer
Entity Name: Jennifer Zimmermann
Entity Title: Office Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Steve Silverstein
Entity Title:
Address: 2036 N Tustin St.
City: Orange
State: CA
Country: United States

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

Zip Code: 92865
Phone: (714) 904-6200

Affil Type Desc: Operator
Entity Name: Steve Silverstein
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (714) 974-9309

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Document Preparer
Entity Name: Jennifer Zimmermann
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Coordinates

Env Int Type Code: HMBP
Program ID: 10672201
Latitude: 33.789020
Longitude: -117.853150
Coord Name:
Ref Point Type Desc: Center of a facility or station.

20	3 of 3	ENE	0.11 / 579.61	189.67 / 5	MOBIL 154 NO. GLASSEL ORANGE CA	HIST TANK

Owner Name: DON CLARK AUTO SERVICE
Owner Street: 305 S. MAIN
Owner City: ORANGE
Owner State: CA
Owner Zip: 92668
No of Containers: 1
County: ORANGE
Facility State: CA
Facility Zip: 92667

21	1 of 1	ESE	0.11 / 588.81	189.44 / 4	Blaze Pizza 101 S GLASSELL ST ORANGE CA 92866	CERS HAZ

Site ID: 425950
Latitude: 33.787380
Longitude: -117.852800

Regulated Programs

EI ID: 10743868
EI Description: Chemical Storage Facilities

Violations

Violation Date: 03/26/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange City 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 07/09/2019.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Evaluations

Eval Date: 03/26/2018
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

nov letter mailed; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/30/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

New Business; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/09/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Document Preparer
Entity Name: Reza Medali
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA

Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Environmental Contact
Entity Name: Reza Medali
Entity Title:
Address: 3210 E Abbey Ln
City: Orange
State: CA
Country:
Zip Code: 92867
Phone:

Affil Type Desc: Identification Signer
Entity Name: Reza Medali
Entity Title: Owner
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Reza Medali
Entity Title:
Address: 3210 E Abbey Ln
City: Orange
State: CA
Country: United States
Zip Code: 92867
Phone: (626) 485-8277

Affil Type Desc: Parent Corporation
Entity Name: Blaze Pizza
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 3210 E Abbey Ln
City: Orange
State: CA
Country:
Zip Code: 92867
Phone:

Affil Type Desc: Operator
Entity Name: Reza Medali
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (626) 485-8277

Coordinates

Env Int Type Code:	HMBP	***Longitude:***	-117.852800
Program ID:	10743868	***Coord Name:***	

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

Latitude: 33.787380 **Ref Point Type Desc:** Center of a facility or station.

22	1 of 1	ENE	0.11 / 603.16	189.77 / 5	Provisions Deli & Bottle Shop 143 N GLASSELL ST ORANGE CA 92866	CERS HAZ

Site ID: 417340
Latitude: 33.788842
Longitude: -117.853045

Regulated Programs

EI ID: 10725445 **EI Description:** Chemical Storage Facilities

Violations

Violation Date: 03/26/2018 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City 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 04/16/2020.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 11/19/2020 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City 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 11/19/2020.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Evaluations

Eval Date: 03/09/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

New Business; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/26/2018
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

NOV letter mailed; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/19/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Identification Signer
Entity Name: Wil Dee
Entity Title: Managing Member
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Document Preparer
Entity Name: Wil Dee
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Haven Provisions, LLC
Entity Title:
Address: 143 N Glassell St
City: Orange
State: CA
Country: United States
Zip Code: 92866
Phone: (714) 997-2337

Affil Type Desc: Property Owner
Entity Name: C Selman Commercial
Entity Title:
Address: 144 N Orange ST
City: Orange
State: CA
Country: United States
Zip Code: 92866
Phone: (714) 639-9860

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 143 N Glassell St
City: Orange
State: CA
Country:
Zip Code: 92866
Phone:

Affil Type Desc: CUPA District

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

Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Operator
Entity Name: Wil Dee
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (714) 981-6601

Affil Type Desc: Parent Corporation
Entity Name: Haven Collective
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Wil Dee
Entity Title:
Address: 143 N Glassell St
City: Orange
State: CA
Country:
Zip Code: 92866
Phone:

Coordinates

Env Int Type Code: HMBP
Program ID: 10725445
Latitude: 33.788840
Longitude: -117.853050
Coord Name:
Ref Point Type Desc: Center of a facility or station.

23	1 of 2	SW	0.12 / 608.83	182.94 / -2	PETES ROAD SERVICE INC 160 S CYPRESS ORANGE CA 92666	EMISSIONS

1990 Criteria Data

Facility ID: 54157
Facility SIC Code: 7534
CO: 30
Air Basin: SC
District: SC
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT:
ROGT:
COT:
NOXT:
SOXT:
PMT: 0
PM10T: 0

1990 Toxic Data

Facility ID: 54157
Facility SIC Code: 7534
COID: ORA
DISN: SOUTH COAST AQMD

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

CO: 30
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
CHAPIS:
CERR Code:

23	2 of 2	SW	0.12 / 608.83	182.94 / -2	VERANEX 160 S. CYPRESS ST SUITE 400 ORANGE CA 92866	RCRA NON GEN

EPA Handler ID: CAC003229434
Gen Status Universe: No Report
Contact Name: JEFF HO
Contact Address: 160 S. CYPRESS ST , SUITE 400 , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 818-669-9000
Contact Email: JEFF.HO@VERNAEX.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20230425
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 20230425
Handler Name: VERANEX
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: VERANEX SHERRY
Street No:
Street 1: 160 S. CYPRESS ST
Street 2: SUITE 400

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

Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	818-669-9000	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	160 S. CYPRESS ST
Name:	JEFF HO	**Street 2:**	SUITE 400
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	818-669-9000	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

24	1 of 1	NE	0.12 / 612.83	188.59 / 3	CASA TERESA 123 W. MAPLE AVENUE ORANGE CA 92866	RCRA NON GEN

EPA Handler ID:	CAC003030806
Gen Status Universe:	No Report
Contact Name:	LISA WOOD
Contact Address:	123 W. MAPLE AVENUE , , ORANGE , CA, 92866 ,
Contact Phone No and Ext:	714-538-4860
Contact Email:	LWOOD@CASATERESA.ORG
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20190823
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	20190823
Handler Name:	CASA TERESA
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

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

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	123 W. MAPLE AVENUE
Name:	LISA WOOD	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	714-538-4860	***Country:***	
Source Type:	Implementer	***Zip Code:***	92866
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	123 W. MAPLE AVENUE
Name:	CASA TERESA	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	714-538-4860	***Country:***	
Source Type:	Implementer	***Zip Code:***	92866

25	*1 of 1*	*ESE*	*0.12 / 628.02*	*189.25 / 4*	***SMITH EBERT LP*** ***122 S GLASSELL ST SUITE 31*** ***ORANGE CA 92866***	***RCRA NON GEN***

EPA Handler ID:	CAC003038071
Gen Status Universe:	No Report
Contact Name:	BEATA LICHTENSTEIN
Contact Address:	122 S GLASSELL ST SUITE 31 , 122 S GLASSELL ST, ORANGE , ORANGE , CA, 92866 ,
Contact Phone No and Ext:	714-633-1181
Contact Email:	YOLANDAC@AIRCLEANENVINC.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20191009
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	20191009
Handler Name:	SMITH EBERT LP

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

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:**	122 S GLASSELL ST SUITE 31
Name:	BEATA LICHTENSTEIN	**Street 2:**	122 S GLASSELL ST, ORANGE
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-633-1181	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	122 S GLASSELL ST SUITE 31
Name:	SMITH EBERT LP	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-633-1181	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
26	1 of 1	ENE	0.12 / 649.60	189.78 / 5	THE PIZZA PRESS 155 N GLASSELL ST ORANGE CA 92866	CERS HAZ

Site ID: 416650
Latitude: 33.788993
Longitude: -117.853045

Regulated Programs

EI ID: 10710232 **EI Description:** Chemical Storage Facilities

Violations

Violation Date: 11/19/2020 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City Fire Department
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Notes:

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: 02/07/2016 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange City Fire Department
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Notes:

Returned to compliance on 04/12/2017.

Violation Description:

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 11/19/2020 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 11/19/2020 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 03/26/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange City 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 03/28/2018.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Evaluations

Eval Date: 02/07/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 03/26/2018
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

NOV letter mailed; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/19/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP

Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Environmental Contact
Entity Name: Mark Miller
Entity Title:
Address: 2390 e orangewood ave
City: anaheim
State: CA
Country:
Zip Code: 92802
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 2390 e orangewood ave.
City: anaheim
State: CA
Country:
Zip Code: 92802
Phone:

Affil Type Desc: Legal Owner
Entity Name: Dara Maleki
Entity Title:
Address: 2390 e orangewood ave
City: anaheim
State: CA
Country: United States
Zip Code: 92802
Phone: (714) 561-1923

Affil Type Desc: Document Preparer
Entity Name: Mark Timothy Miller
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: THE PIZZA PRESS
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

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

Affil Type Desc:	Operator
Entity Name:	Mark Miller
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(714) 561-1923

Affil Type Desc:	Identification Signer
Entity Name:	Mark Miller
Entity Title:	Area Manager
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Coordinates

Env Int Type Code:	HMBP	**Longitude:**	-117.853060
Program ID:	10710232	**Coord Name:**	
Latitude:	33.788999	**Ref Point Type Desc:**	Entrance point of a facility or station

27	*1 of 4*	*N*	*0.12 / 651.88*	*183.64 / -1*	***Z Z AUTO SALVAGE 233 N LEMON ORANGE CA 92866***	***RCRA SQG***

EPA Handler ID:	CAD983597824
Gen Status Universe:	Small Quantity Generator
Contact Name:	JOHN ANDERSON
Contact Address:	233 N LEMON , , ORANGE , CA, 92666 , US
Contact Phone No and Ext:	714-997-2200
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Other
Receive Date:	19910726
Location Latitude:	33.790299
Location Longitude:	-117.855211

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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

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

Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19910726
Handler Name: Z Z AUTO SALVAGE
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Owner/Operator Details

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

Owner/Operator Ind: Current Owner
Type: Private
Name: ALLEN HAM
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

27	2 of 4	N	0.12 / 651.88	183.64 / -1	**Abs Power Brake** **233 N Lemon St Orange, Ca 92866-1317** **Orange CA 92866-1317**	HW ORANGE

Establishment ID: FA0025546

27	3 of 4	N	0.12 / 651.88	183.64 / -1	**ABS POWER BRAKE** **233 N LEMON ST** **ORANGE CA 92866**	CERS HAZ

Site ID: 410584
Latitude: 33.790348
Longitude: -117.854958

Regulated Programs

EI ID: 10516657
EI Description: Hazardous Waste Generator

EI ID: 10516657
EI Description: Chemical Storage Facilities

Violations

Violation Date: 10/20/2015
Violation Program: HW
Violation Source: CERS
Violation Division: Orange County Environmental Health
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Notes:

Returned to compliance on 07/03/2017. Three full drums of spent solvents were on site this date. Two full drums of hazardous blasting metal dust waste, along with an accumulation of the waste piled beneath the blasting machine, was also on site this date. The last manifest removal of D001, F003 (ignitable, non-halogenated solvents) hazardous waste was on 12-6-12. Regarding the hazardous blasting metal dust waste, a violation to have the accumulated hazardous blasting metal dust waste removed was previously cited on inspection report 11-15-12. The violation remains uncorrected. There were no record for its removal. Remove the hazardous waste for proper recycling /disposal immediately. Provide this Agency with the removal

documentation.

Violation Description:

Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.

Violations

Violation Date: 10/20/2015 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Orange County Environmental Health
Citation: 22 CCR 15 66265.31 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.31
Violation Notes:

Returned to compliance on 11/10/2015. An accumulation of hazardous blasting metal dust waste was piled beneath the blasting machine. Remove the hazardous dust waste from the floor and ledges and place the hazardous dust waste into a closed and properly marked storage container for hazardous waste.

Violation Description:

Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment.

Violations

Violation Date: 01/10/2019 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.5 25143.9 - California Health and Safety Code, Chapter 6.5, Section(s) 25143.9
Violation Notes:

Returned to compliance on 01/26/2022. In order to manage your steel shot blasting media as scrap ERM, you must maintain receipts for SA Recycling's acceptance of the waste and documentation that SA Recycling is indeed recycling the metal. A letter statement from SA Recycling confirming where and what becomes of the metal will suffice. Provide this documentation to Jbechara@ochca.com within 30 days. If such documentation cannot be maintained the waste must be managed as hazardous waste and hauled off site by a registered hazardous waste hauler.

Violation Description:

Failure to manage a recyclable material pursuant to HSC 6.5 25143.2(b), (c), or (d).

Violations

Violation Date: 10/20/2015 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Orange County Environmental Health
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Notes:

Returned to compliance on 07/03/2017. The 5 gallon containers of used oil located at work stations were unmarked. Two 55 gallon drums of waste solvent located in an aisle in the work area were unmarked. The 55 gallon drum of waste acetone located in the work area was only marked used acetone. One of the 55 gallon drums of hazardous blasting metal dust waste in the blasting room was unmarked. The tray of used oil filters was unmarked. Containers holding hazardous waste must be marked with the required identifying information. Labels were provided for use. Correct immediately.

Violation Description:

Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

Violations

Violation Date: 10/20/2015 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Orange County Environmental Health
Citation: 22 CCR 23 66273.35 - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.35

Violation Notes:

Returned to compliance on 07/03/2017. Fluorescent light tubes were observed in the shop's trash dumpster during the 11-15-12 routine inspection. The lamps were removed for proper handling. This date, the shop's accumulation of spent fluorescent tubes was observed leaning against the wall across from the trash dumpster. There were no record for the removal of this waste. Approximately 20 spent tubes were in storage. The spent tubes were not boxed or otherwise protected from breakage. Two of the tubes were observed with broken ends. Provide proper storage immediately. The spent fluorescent light tubes must be stored correctly while on site. Have the spent fluorescent light tubes removed for proper recycling. Submit a copy of the removal document to this Agency within 30 days.

Violation Description:

Failure of the universal waste handler to properly process accumulated universal waste within a maximum accumulation time of one year and /or demonstrate the length of time that the universal waste has been accumulated from the date it became a waste or was received. The universal waste handler may make this demonstration by:
1) Placing the universal waste in a container and marking or labeling the container with the earliest date that any universal waste in the container became a waste or was received;
2) Marking or labeling the individual item of universal waste (e.g., each battery or thermostat) with the date it became a waste or was received;
3) Maintaining an inventory system onsite that identifies the date the universal waste being accumulated became a waste or was received;
4) Maintaining an inventory system onsite that identifies the earliest date that any universal waste in a group of items of universal waste or a group of containers of universal waste became a waste or was received;
5) Placing the universal waste in a specific accumulation area and marking or labeling the area to identify the earliest date that any universal waste in the area became a waste or was received; or
6) Any other method which clearly demonstrates the length of time that the universal waste has been accumulated from the date it became a waste or was received.

Violations

Violation Date: 11/10/2015 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.5 25143.9 - California Health and Safety Code, Chapter 6.5, Section(s) 25143.9
Violation Notes:

Returned to compliance on 07/03/2017. The facility reported to handle hazardous metal blasting dust waste as ERM. The receipts for the removal of the media blast waste by SA Recycling was provided for review. The receipt alone was not proof that the waste was recycled. ABS must identify the foundry and ensure that their hazardous metal blasting dust waste is recycled. Obtain documentation demonstrating the recycling of the hazardous metal blast waste. Provide this Agency with a copy of the documentation. If the waste is not being recycled, the waste is a hazardous waste and must be handled and disposed of properly as a hazardous waste.

Violation Description:

Failure to meet the following requirements of excluded recyclable materials:
1) Used or reused as an ingredient in an industrial process to make a product if the material is not being reclaimed,
2) Used or reused as a safe and effective substitute for commercial products if the material is not being reclaimed,
3) Returned to the original process from which the material was generated, without first being reclaimed, if the material is returned as a substitute for raw material feedstock, and the process uses raw materials as principal feedstocks,
4) The material is recycled and used at the same facility at which the material was generated, or by the same corporate entity,
5) The material is recycled within the applicable generator accumulation time,
6) The material is managed in accordance with all applicable requirements for generators of hazardous wastes,
7) If the material is held in a container or tank, the container or tank is labeled, marked, and placarded in accordance with the department's hazardous waste labeling, marking, and placarding requirements which are applicable to generators, except that the container or tank shall be labeled or marked clearly with the words "Excluded Recyclable Material" instead of the words "Hazardous Waste,"
8) If the material is used oil, the containers, aboveground tanks, and fill pipes used to transfer oil into underground storage tanks shall also be labeled and clearly marked with the words "Used Oil",
9) The owner or operator of the business location where the material is located has a business plan that meets the following minimal requirements: emergency response plans and procedures, which specifically address the material or that meets the emergency response and contingency requirements which are applicable to generators of hazardous waste, and
10) The material shall be stored and handled in accordance with all local ordinances and codes.

Violations

Violation Date: 10/20/2015 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Orange County Environmental Health
Citation: 22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173
Violation Notes:

Returned to compliance on 07/03/2017. Two open 5 gallon containers of hazardous waste used oil were located in the work area. Containers storing hazardous waste must be stored closed except when actively adding or removing waste. Store used oil in closed properly marked containers.

Violation Description:

Failure to properly close hazardous waste containers when not in active use.

Violations

Violation Date: 01/22/2015
Violation Source: CERS
Violation Program: HMRRP
Violation Division: Orange City Fire Department
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Notes:

Returned to compliance on 05/04/2015.

Violation Description:

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 08/13/2013
Violation Source: CERS
Violation Program: HMRRP
Violation Division: Orange City Fire Department
Citation: 19 CCR 4 2729.5 - California Code of Regulations, Title 19, Chapter 4, Section(s) 2729.5
Violation Notes:

Returned to compliance on 09/19/2013.

Violation Description:

Failure to submit inventory reports (Activities, Owner/Operator, Hazardous Materials Descriptions and Map pages, if required. Documentation must be resubmitted (for facilities which exceed EPCRA thresholds) or re-certified (for facilities which do not exceed EPCRA thresholds) by March 1.

Violations

Violation Date: 01/10/2019
Violation Source: CERS
Violation Program: HW
Violation Division: Orange County Environmental Health
Citation: HSC 6.5 25250.7(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25250.7(a)
Violation Notes:

Returned to compliance on 01/26/2022. Waste stoddard solvent from the parts washer may not be mixed with used oil. This waste is a flammable RCRA hazardous waste and must be hauled off site by a registered hazardous waste on a uniform hazardous waste manifest. Please have waste stoddard solvent hauled off site within 60 days as RCRA hazardous waste and provide a copy of the manifest to me at Jbechara@ochca.com.

Violation Description:

Failure to prevent intentional contamination of used oil with other hazardous waste other than minimal amounts of vehicle fuel.

Evaluations

Eval Date: 08/15/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 04/08/2019
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

The following violations were cited on 1/10/19 and remain outstanding: I006 – Generator does not intentionally contaminate used oil with other hazardous wastes. During the inspection waste stoddard solvent was being disposed of in the used oil container. The facility was instructed to keep the wastes separate and have the stoddard solvent hauled off as its own waste. I received notification from the facility on 4/3/19 that they are still accumulating stoddard solvent waste until they have enough to have it hauled off site. Once the waste is hauled off please forward me the manifest within 30 days. I462 – Recyclable material is not being managed properly pursuant to H&SC 6.5 25143.2(b)(c)(d), 25143.9. The steel shot blasting media was tested in 2009 and was determined to be hazardous waste. The facility has been managing the waste as Excluded Recyclable Material (ERM) by having it picked up by SA Recycling. Please note, in order for the waste to be managed as ERM you [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/13/2013
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 10/20/2015
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site for a routine hazardous waste inspection. Pedro Gomez, owner, was present for the inspection and provided consent to inspect. The facility's operations and the waste generated were discussed. I did not observe hazardous waste visible in the facility's trash dumpster or as run off on the ground. The storage of the shop's hazardous waste was inspected. Mr. Gomez stated that he was interested in handling his hazardous blasting metal dust waste as excluded recyclable material (ERM). This waste had been identified by laboratory analysis to be a hazardous waste. The owner stated that he was considering selling his hazardous metal dust waste to a scrap metal dealer. He was not aware of the foundry which would in fact recycle the dust into new material. We discussed the requirements that must be met for hazardous waste to be handled as an excluded recyclable material (ERM). ABS must identify the foundry and ensure that their waste metal dust is recycled. Proper [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/10/2015
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

ABS reported to handle hazardous metal blasting dust waste as excluded recyclable material (ERM). Photos of the receipts for the removal of the "2 55 gallon drums / turning metals" by SA Recycling, dated 10-30-15, was provided for review. report PDF to jadkie@abspowerbrake.com; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/15/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

violation status checked; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/09/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 01/10/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine Hazardous Waste inspection. Walked throughout the facility and observed the facility's Hazardous Waste storage area. Hazardous waste streams observed on site were used oil, waste solvent from parts washer, and waste steel shot blasting media. The tote of used oil was observed properly labeled and stored closed. Mr. Gomez stated waste stoddard solvent from the parts washer has been getting mixed with the used oil and hauled off site as used oil on a consolidated manifest. Please note, your waste stoddard solvent from the parts washer may be flammable and cannot be mixed with the used oil. This waste must be hauled off as RCRA (Resource Conservation Recovery Act) hazardous waste on a uniform hazardous waste manifest (see violation I006). The facility operates a sand blasting unit using steel shot as blasting media for removing dirt off surfaces. The steel shot was analyzed in 2009 and was determined to be hazardous waste. The facility has [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/05/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

reviewed inspection findings and the photos provided. Photos of (1) receipt for removal of "live load PUP....turning metals" and (2) bundled UW spent light tubes were provided.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/18/2022
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine Hazardous Waste inspection. Met with Pedro Gomez, President. The facility is a Small Quantity Generator of auto repair hazardous wastes. Walked throughout the facility and observed the facility's Hazardous Waste storage area. Hazardous Waste containers were observed properly labeled and stored closed. The perimeter of the facility was walked and the municipal trash dumpster was observed. There are no signs of illegal disposal. Hazardous waste manifests were available for review. The facility has an inactive EPA ID number, CAL000219636. Please contact DTSC to reactivate your EPA ID number. Emergency plan is maintained on site. No hazardous waste violations were observed this date. This inspection report was sent to jackie@abspowerbreak.com.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/19/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 08/06/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/10/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

From: Krall, Joyce Sent: Tuesday, November 10, 2015 12:01 PM To: 'jackie@abspowerbrake.com' Subject: ABS PHOTOS AND FOLLOW UP / HAZARDOUS WASTE COMPLIANCE Importance: High Hello Pedro, Thank you for the photos you texted over. I've attached for you a copy of our follow up meeting on 10-29-15. The violation (I663) was addressed. Thank you for your time. The photos of the receipts for SA Recycling's acceptance of the two drums of hazardous blasting metal dust waste gives you part of what you need to ensure that the dust waste can be classified as an excluded recyclable material (ERM). You must obtain documentation that SA Recycling is indeed recycling the metal dust that they take from you. A letter statement from SA Recycling confirming where and what becomes of the dust waste that you provide them would suffice. I've attached a report stating what we seek. Please contact me if you should have any questions. Regards, Joyce Krall, REHS; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/22/2015
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Complete and/or update Hazardous Materials Disclosure or Business Emergency Pla; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/22/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

reviewed program comments and DTSC HW tracking. Discussed history with Tim G.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/29/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to review the inspection report with Pedro Gomez, owner. We reviewed the report and violations to be corrected. We discussed marking all containers that store hazardous waste with the required identifying information. We discussed maintaining containers storing hazardous waste closed, except when actively adding or removing waste. I requested that he provide me photos of the hazardous waste storage drums marked with the required information once completed. In regards to violation (I663), he clarified that the metal blasting dust accumulated beneath the blasting machine was not a

waste. He explained that the blasting dust was gathered and reused in the machine. Any debris that was sieved from the bead blast prior to reuse was handled as a hazardous waste and added to the hazardous waste storage drum for proper handling. Violation (I662) was addressed and voided. The volume of the accumulated waste solvents was confirmed. Approximately 35 gallons [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: ABS POWER BRAKE
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Document Preparer
Entity Name: Pedro Gomez
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: Pedro, Lucio, & Guillermo Gomez
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (714) 771-6549

Affil Type Desc: Legal Owner
Entity Name: ABS POWER BRAKE INC
Entity Title:
Address: 233 N. Lemon
City: ORANGE
State: CA
Country: United States
Zip Code: 92866
Phone: (714) 771-6549

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 233 N LEMON ST
City: ORANGE
State: CA
Country:
Zip Code: 92866
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

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

Affil Type Desc: Environmental Contact
Entity Name: PEDRO GOMEZ
Entity Title:
Address: 233 N. Lemon
City: Orange
State: CA
Country:
Zip Code: 92866
Phone:

Affil Type Desc: Identification Signer
Entity Name: Pedro Gomez
Entity Title: President
Address:
City:
State:
Country:
Zip Code:
Phone:

Coordinates

Env Int Type Code: HMBP
Program ID: 10516657
Latitude: 33.790350
Longitude: -117.854960
Coord Name:
Ref Point Type Desc: Center of a facility or station.

27	*4 of 4*	*N*	*0.12 / 651.88*	*183.64 / -1*	***ABS POWER BRAKE INC*** ***233 N LEMON ST*** ***ORANGE CA 92866-1317***	***RCRA NON GEN***

EPA Handler ID: CAL000219636
Gen Status Universe: No Report
Contact Name: PEDRO GOMEZ
Contact Address: 233 N LEMON ST , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-771-6549
Contact Email: JACKIE@ABSPOWERBRAKE.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20000518
Location Latitude: 33.790299
Location Longitude: -117.855211

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 20000518
Handler Name: ABS POWER BRAKE 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:**	233 N LEMON ST
Name:	ABS POWER BRAKE INC	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-771-6549	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866-1317

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	233 N LEMON ST
Name:	PEDRO GOMEZ	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-771-6549	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

---

28 | **1 of 3** | **SW** | **0.13 / 696.30** | **182.31 / -3** | **SOCIETY OF ST. VINCENT DE PAUL**
180 S CYPRESS
ORANGE CA 92866 | **LUST**

Global ID:	T0605999020	**Census Tract:**	6059075902
Status Date:	6/3/1999	**Match Key:**	T0605999020
Case Type:	LUST CLEANUP SITE	**County:**	ORANGE
Oil Field:		**Latitude:**	33.786397
Oil Field Operator:		**Longitude:**	-117.8569
Status:	COMPLETED - CASE CLOSED	**RWQCB Region:**	

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

CUF Case: NO
Lead Agency: SANTA ANA RWQCB (REGION 8)
Case Worker:
Local Agency: ORANGE, CITY OF
RB Case No: 083003743T
Local Case No:
File Location:
Potential COC: Other Solvent or Non-Petroleum Hydrocarbon
Potential Media of Concern: Soil
Begin Date: 6/3/1999
How Discovered:
How Discovered Description:
Stop Method:
Stop Description:
Calwater Watershed Name: Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
DWR GW Subbasin Name: Coastal Plain Of Orange County (8-001)
Disadvantaged Community:
CalEnvScreen Score:
Coordinate Source: Google Map Move
Discharge Cause:
Discharge Source:
EPA Region: 9

Leak Reported Dt: 1999-06-03 00:00:00
Military DoD Site: No
No Further Action Dt: 1999-06-03 00:00:00
Qty Rlsd Gallons:
Facility Project Sub Type:
Calenviroscreen 3 Score: 66-70%
Calenviroscreen 4 Score: 45-50%
Site History:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KATHY DASCOMB
Organization Name: ORANGE, CITY OF
Address: 2009 EAST EDINGER AVENUE
City: SANTA ANA
Email: kdascomb@cityoforange.org
Phone No: 7146673773

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 6/3/1999

Status: Open - Case Begin Date
Status Date: 6/3/1999

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name: SOCIETY OF ST. VINCENT DE PAUL
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Address: 180 S CYPRESS
City: ORANGE
Zip: 92866
County: ORANGE
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605999020
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 6/3/1999
Project Status:
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605999020&tabname=regulatoryhistory
Potential COC: OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON
Potential Media of Concern: SOIL
File Location:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
DWR GW Sub Basin: Coastal Plain Of Orange County (8-001)
Calwater Watershed Name: Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SANTA ANA RWQCB (REGION 8) (LEAD) - CASE #: 083003743T
ORANGE COUNTY LOP
CUF Claim No:
CUF Priority Assig:
CUF Amount Paid:
WDR Place Type:
WDR File No:
WDR Order No:
Project Oversight Agencies:
Facility Type:
Composting Method:
Grndwtr Monitoring Frequency:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Open - Case Begin Date
Date : 6/3/1999

Status: Completed - Case Closed
Date : 6/3/1999

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Other Regulatory Actions
Action: Closure/No Further Action Letter
Action Date: 6/3/1999
Received Issue Date: 6/3/1999
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605999020&enforcement_id=5902396&temptable=ENFORCEMENT
Title Description Comments:

LETTER WAS ISSUED BY THE CITY OF ORANGE FIRE DEPT.

Action Type: Leak Action
Action: Leak Reported
Action Date: 6/3/1999
Received Issue Date:
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of May 25, 2023)

Document Type: Site Documents
Document Date: 6/3/1999
Type: CLOSURE/NO FURTHER ACTION LETTER
Submitted:
Submitted By: (REGULATOR)
Title: LETTER WAS ISSUED BY THE CITY OF ORANGE FIRE DEPT.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605999020&enforcement_id=5902396

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
28	2 of 3	SW	0.13 / 696.30	182.31 / -3	ST VINCENT LE PAUL WAREHOUSE 180 S. CYPRESS ORANGE CA 92666	HHSS

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e80e.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
28	3 of 3	SW	0.13 / 696.30	182.31 / -3	ST. VINCENT DE PAUL WAREHOUSE 180 SO. CYPRESS ORANGE CA	HIST TANK

Owner Name: COUNCIL OF ORANGE COUNTY, SOCI
Owner Street: 180 SO. CYPRESS
Owner City: ORANGE
Owner State: CA
Owner Zip: 92666
No of Containers: 1
County: ORANGE
Facility State: CA
Facility Zip: 92666

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
29	1 of 1	SE	0.14 /	190.06 /	Haven Gastropub	DELISTED HAZ

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
			751.63	5	190 S GLASSELL ST.; SUITE C & D ORANGE CA 92866	

Siteid: 417267
Latitude: 33.786280
Longitude: -117.853160
Original Source: CHAZ
Record Date: 22-MAR-2018

30	1 of 2	NE	0.14 / 759.59	191.02 / 6	BREWER AND SON AUTO INC 202 N. GLASSELL ORANGE CA 92666	HHSS

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e64a.pdf

---

30	2 of 2	NE	0.14 / 759.59	191.02 / 6	BREWER & SON AUTO INC. 202 N. GLASSELL ORANGE CA	HIST TANK

Owner Name: BREWER & SON AUTO INC.
Owner Street: 202 N. GLASSELL
Owner City: ORANGE
Owner State: CA
Owner Zip: 92666
No of Containers: 4
County: ORANGE
Facility State: CA
Facility Zip: 92666

31	1 of 1	E	0.15 / 789.34	190.81 / 6	ULLMANS TRUCK LINES 115 1/2 EAST CHAPMAN ORANGE CA	WMUD

Wmu ID No: 8 300078NUR
Wds ID No: 8 300078NUR
Swis ID No:
Reg ID No:
Edit Date:
Last Edit:
Region: 8
County: 30
Wds: FALSE
Msw: FALSE
Superorder:
Sc15: FALSE
Swat: TRUE
Tpca: FALSE
Rcra: FALSE
Dod:
Rbpo: MA
Openpub: FALSE
Waste List:
Tot Wmus: 1
Secrange:
Basemer:
Fcnt:
Fdep:
F State: CA
Ffon:
Ftyp:
Tonnage: 0
Fac Comment:

Npid:
Rptf:
Sic1:
Sic2:
Swat Anms:
Swat Fnms:
Atyp:
Anms:
Adep:
A Street:
A City:
A Zip:
A County:
Afon:
Lnms:
Ldep:
L Street:
L City:
L State: CA
L Zip:
L County:
Lfon:
Ttwq:
Toxi:
Cplx:
Wdrs:
Wtp1:
Wtp2:

WMU Details

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

Wmu ID:	8 300078NUR-01	**G Monitor:**	FALSE
Edit Date:	15-Aug-1989	**S Monitor:**	FALSE
Last Edit:	JHM	**V Monitor:**	FALSE
Wmu Type:	LANDFILL	**G Back:**	0
Wmu Name:	ULLMANS TRUCK LINES	**S Back:**	0
Wmustatus:	CEASE DISCHARGE	**V Back:**	0
Wmu Size:		**G Nonback:**	0
Listed:		**S Nonback:**	0
Printed:		**V Nonback:**	0
Msw:	FALSE	**G Date:**	
Superorder:		**S Date:**	
Sc15:	FALSE	**V Date:**	
Swat:	TRUE	**Perm Test:**	
Tpca:	FALSE	**Gw Depth:**	0
Rcra:	FALSE	**Precip:**	0
Dod:	FALSE	**Site Alt:**	FALSE
Old Class:	UNKN	**Site Alta:**	FALSE
Old Waste:		**Line Alt:**	FALSE
Old First:		**Line Alta:**	FALSE
New Class:	UNK	**Lcrs Alt:**	FALSE
New Waste:		**Lcrs Alta:**	FALSE
New First:		**Composite:**	
Stat Date:		**Line Des:**	FALSE
Cap Year:		**Liner1:**	FALSE
Closeplan:	FALSE	**Line1 Type:**	
Township:		**Liner2:**	FALSE
Fault Name:	UNKNOWN	**Line2 Type:**	
Fault Distance:		**Liner3:**	FALSE
Withquake:	FALSE	**Line3 Type:**	
Type Op:			
Gen Com1:			
Gen Com2:			
Gen Com3:			
Gen Com4:			
Formation:	UNKNOWN		
Form Type:	UNKNOWN		
Form Permit:	UNKNOWN		
Form Com1:			
Form Com2:			
Form Com3:			
Form Com4:			
Liner Com:			
Lcrs:	FALSE		
Lcrs Type:			
Lcrs Des:	FALSE		
Cons Com1:			
Cons Com2:			
Cons Com3:			
Cons Com4:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
32	1 of 5	NNW	0.15 / 794.68	179.29 / -6	CU WEST CAMPUS B3 228 N Cypress St Orange CA 92866	ALT FUELS

ID:	159798	**CNG Dispenser No:**	
Fuel Type Code:	ELEC: Electric	**CNG Site Renew Src:**	
Station Phone:	888-758-4389	**CNG Tot Compr Cap:**	
Expected Date:		**CNG Storage Cap:**	
BD Blends:		**CNG Fill Type Code:**	
NG PSI:		**CNG PSI:**	
Federal Agency ID:		**CNG Vehicle Class:**	
Open Date:	2020-06-12	**LNG Site Renew Src:**	
Hydrogen is Retail:		**LNG Vehicle Class:**	
Federal Agency:		**LPG Nozzle Types:**	
Facility Type:		**Hydrogen Pressures:**	
Dt Last Confirmed:	2023-08-30	**Hydrogen Standards:**	
Updated at:	2023-08-30 00:09:27 UTC	**Latitude:**	33.790735

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

Access Code:	public	**Longitude:**	-117.855954
Access Detail Code:			
Groups with Access Code:	Public		
Groups with Access Code Fr:	Public		
Fed Agency Name:			
Hydrogen Status Link:			
E85 Other Ethanol Blends:			
NPS Unit Name:			
Cards Accepted:			
CNG Statn Sells Renewable Na:			
LNG Statn Sells Renewable Na:			
Maximum Vehicle Class:			
RD Blended With Biodiesel:			
RD Blends:			
RD Blends French:			
RD Maximum Biodiesel Level:			
Status:	Open: The station is open.		
Owner Type Desc:			
E85 Blender Pump Desc:			
NG Fill Type Desc:			
NG Vehicle Class Desc:			
Geocode Status Desc:	The location is from a real GPS readout at the station.		
Group with Access Desc:	Publicly available to all customers.		
LPG Primary Desc:			
Intersection Directions:			
Access Days Time:	24 hours daily		
Restricted Access:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
32	2 of 5	NNW	0.15 / 794.68	179.29 / -6	CU WEST CAMPUS A2 228 N Cypress St Orange CA 92868	ALT FUELS

ID:	159918	**CNG Dispenser No:**	
Fuel Type Code:	ELEC: Electric	**CNG Site Renew Src:**	
Station Phone:	888-758-4389	**CNG Tot Compr Cap:**	
Expected Date:		**CNG Storage Cap:**	
BD Blends:		**CNG Fill Type Code:**	
NG PSI:		**CNG PSI:**	
Federal Agency ID:		**CNG Vehicle Class:**	
Open Date:	2020-06-12	**LNG Site Renew Src:**	
Hydrogen is Retail:		**LNG Vehicle Class:**	
Federal Agency:		**LPG Nozzle Types:**	
Facility Type:		**Hydrogen Pressures:**	
Dt Last Confirmed:	2023-08-30	**Hydrogen Standards:**	
Updated at:	2023-08-30 00:09:27 UTC	**Latitude:**	33.789564
Access Code:	public	**Longitude:**	-117.85762
Access Detail Code:			
Groups with Access Code:	Public		
Groups with Access Code Fr:	Public		
Fed Agency Name:			
Hydrogen Status Link:			
E85 Other Ethanol Blends:			
NPS Unit Name:			
Cards Accepted:			
CNG Statn Sells Renewable Na:			
LNG Statn Sells Renewable Na:			
Maximum Vehicle Class:			
RD Blended With Biodiesel:			
RD Blends:			
RD Blends French:			
RD Maximum Biodiesel Level:			
Status:	Open: The station is open.		
Owner Type Desc:			
E85 Blender Pump Desc:			
NG Fill Type Desc:			
NG Vehicle Class Desc:			
Geocode Status Desc:	The location is from a real GPS readout at the station.		

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

Group with Access Desc: Publicly available to all customers.
LPG Primary Desc:
Intersection Directions:
Access Days Time: 24 hours daily
Restricted Access:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
32	3 of 5	NNW	0.15 / 794.68	179.29 / -6	CU WEST CAMPUS B2 228 N Cypress St Orange CA 92866	ALT FUELS

ID: 177935
Fuel Type Code: ELEC: Electric
Station Phone: 888-758-4389
Expected Date:
BD Blends:
NG PSI:
Federal Agency ID:
Open Date: 2021-01-27
Hydrogen is Retail:
Federal Agency:
Facility Type:
Dt Last Confirmed: 2023-08-30
Updated at: 2023-08-30 00:09:27 UTC
Access Code: public
Access Detail Code:
Groups with Access Code: Public
Groups with Access Code Fr: Public
Fed Agency Name:
Hydrogen Status Link:
E85 Other Ethanol Blends:
NPS Unit Name:
Cards Accepted:
CNG Statn Sells Renewable Na:
LNG Statn Sells Renewable Na:
Maximum Vehicle Class:
RD Blended With Biodiesel:
RD Blends:
RD Blends French:
RD Maximum Biodiesel Level:
Status: Open: The station is open.
Owner Type Desc:
E85 Blender Pump Desc:
NG Fill Type Desc:
NG Vehicle Class Desc:
Geocode Status Desc: The location is from a real GPS readout at the station.
Group with Access Desc: Publicly available to all customers.
LPG Primary Desc:
Intersection Directions:
Access Days Time: 24 hours daily
Restricted Access:

CNG Dispenser No:
CNG Site Renew Src:
CNG Tot Compr Cap:
CNG Storage Cap:
CNG Fill Type Code:
CNG PSI:
CNG Vehicle Class:
LNG Site Renew Src:
LNG Vehicle Class:
LPG Nozzle Types:
Hydrogen Pressures:
Hydrogen Standards:
Latitude: 33.790004
Longitude: -117.857095

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
32	4 of 5	NNW	0.15 / 794.68	179.29 / -6	CU WEST CAMPUS A1 228 N Cypress St Orange CA 92866	ALT FUELS

ID: 177937
Fuel Type Code: ELEC: Electric
Station Phone: 888-758-4389
Expected Date:
BD Blends:
NG PSI:
Federal Agency ID:
Open Date: 2021-01-27
Hydrogen is Retail:
Federal Agency:

CNG Dispenser No:
CNG Site Renew Src:
CNG Tot Compr Cap:
CNG Storage Cap:
CNG Fill Type Code:
CNG PSI:
CNG Vehicle Class:
LNG Site Renew Src:
LNG Vehicle Class:
LPG Nozzle Types:

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

Facility Type:		**Hydrogen Pressures:**	
Dt Last Confirmed:	2023-08-30	**Hydrogen Standards:**	
Updated at:	2023-08-30 00:10:04 UTC	**Latitude:**	33.790388
Access Code:	public	**Longitude:**	-117.857045
Access Detail Code:			
Groups with Access Code:	Public		
Groups with Access Code Fr:	Public		
Fed Agency Name:			
Hydrogen Status Link:			
E85 Other Ethanol Blends:			
NPS Unit Name:			
Cards Accepted:			
CNG Statn Sells Renewable Na:			
LNG Statn Sells Renewable Na:			
Maximum Vehicle Class:			
RD Blended With Biodiesel:			
RD Blends:			
RD Blends French:			
RD Maximum Biodiesel Level:			
Status:	Open: The station is open.		
Owner Type Desc:			
E85 Blender Pump Desc:			
NG Fill Type Desc:			
NG Vehicle Class Desc:			
Geocode Status Desc:	The location is from a real GPS readout at the station.		
Group with Access Desc:	Publicly available to all customers.		
LPG Primary Desc:			
Intersection Directions:			
Access Days Time:	24 hours daily		
Restricted Access:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
32	5 of 5	NNW	0.15 / 794.68	179.29 / -6	CU WEST CAMPUS B1 228 N Cypress St Orange CA 92866	ALT FUELS

ID:	177936	**CNG Dispenser No:**	
Fuel Type Code:	ELEC: Electric	**CNG Site Renew Src:**	
Station Phone:	888-758-4389	**CNG Tot Compr Cap:**	
Expected Date:		**CNG Storage Cap:**	
BD Blends:		**CNG Fill Type Code:**	
NG PSI:		**CNG PSI:**	
Federal Agency ID:		**CNG Vehicle Class:**	
Open Date:	2021-01-27	**LNG Site Renew Src:**	
Hydrogen is Retail:		**LNG Vehicle Class:**	
Federal Agency:		**LPG Nozzle Types:**	
Facility Type:		**Hydrogen Pressures:**	
Dt Last Confirmed:	2023-08-30	**Hydrogen Standards:**	
Updated at:	2023-08-30 00:10:42 UTC	**Latitude:**	33.790437
Access Code:	public	**Longitude:**	-117.856941
Access Detail Code:			
Groups with Access Code:	Public		
Groups with Access Code Fr:	Public		
Fed Agency Name:			
Hydrogen Status Link:			
E85 Other Ethanol Blends:			
NPS Unit Name:			
Cards Accepted:			
CNG Statn Sells Renewable Na:			
LNG Statn Sells Renewable Na:			
Maximum Vehicle Class:			
RD Blended With Biodiesel:			
RD Blends:			
RD Blends French:			
RD Maximum Biodiesel Level:			
Status:	Open: The station is open.		
Owner Type Desc:			
E85 Blender Pump Desc:			

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

NG Fill Type Desc:
NG Vehicle Class Desc:
Geocode Status Desc: The location is from a real GPS readout at the station.
Group with Access Desc: Publicly available to all customers.
LPG Primary Desc:
Intersection Directions:
Access Days Time: 24 hours daily
Restricted Access:

---

33 | 1 of 1 | W | 0.15 / 806.03 | 179.90 / -5 | GRAY ENGINEERING LABS | PFAS IND

ORANGE CA

Status:	Active	**Fac Fips Code:**	06059
Industry:	Chemical Mfg	**Fac Indian Cntry Flg:**	N
Compliance Status:	No Violation Identified	**Fac Derived Huc:**	18070203
EPA Programs:	RCRA	**Fac Derived Wbd:**	180702031002
Federal Facility:	No	**Fac Derived Cd113:**	46
Federal Agency:	-	**Fac Derived Cb2010:**	060590759013012
Fac Snc Flg:	N	**Fac Informal Count:**	0
AIR Flag:	N	**Last Informal Action:**	-
NPDES Flag:	N	**Formal Action Count:**	0
SDWIS Flag:	N	**Last Formal Action:**	-
RCRAFlag:	Y	**Fac Total Penalties:**	0
TRI Flag:	N	**Fac Penalty Count:**	-
GHG Flag:	N	**Date Last Penalty:**	-
TRI IDs:	-	**Last Penalty Amt:**	-
TRI Releases Trnsfrs:	-	**Fac Qtrs With Nc:**	0
TRI on Site Releases:	-	**Programs With Snc:**	0
TRI off Site Trnsfrs:	-	**Fac Percent Minority:**	68.903
TRI Reporter:	-	**Fac Pop Den:**	7803.97
Fac Imp Water Flg:	-	**Count:**	1
Fac Major Flag:	-	**Fac County:**	ORANGE
Fac Active Flag:	Y	**State Other :**	
Fac Inspection Count:	0	**Region:**	09
Date Last Inspection:	-	**Latitude:**	33.78788
Days Last Inspection:	-	**Longitude:**	-117.85783

Fac Derived Tribes: -
AIR IDs: -
CAA Permit Types: -
CAA NAICS: -
CAA SICS: -
NPDES IDs: -
CWA Permit Types: -
CWA NAICS: -
CWA SICS: -
RCRA IDs: CAD981385735
RCRA Permit Types: SQG
RCRA NAICS: 325992
SDWA IDs: -
SDWA System Types: -
SDWA Compliance Status: -
SDWA Snc Flag: N
Fac Collection Meth: ADDRESS MATCHING-HOUSE NUMBER
EJSCREEN Flag Us: Y
EJSCREEN Report: https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-117.85783,%22y%22:33.78788,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1
ECHO Facility Report: https://echo.epa.gov/detailed-facility-report?fid=110008266839

---

34 | 1 of 3 | WSW | 0.15 / 817.30 | 182.02 / -3 | | PFAS GW

CA

Well ID: CA3010027_016_016 **SRS Latitude:** 33.786734

Gm Dataset Name:	DDW	**SRS Longitude:**	-117.857413
Gm Data Source:	DDW	**Latitude:**	33.786734
Gm Well Category:	MUNICIPAL	**Longitude:**	-117.857413
SRS Datum:			
Gm Altwell Id1:	3010027-016		
Gm Altwell Id2:			
Gm Altwell Id3:			

Well Details

Gm Cas No:		**SRC Chemical:**	2806
Gm Result:	9.6	**SRC Result:**	9.6
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFOA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorooctanoic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2821
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	4:2FTS	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	4:2 Fluorotelomer sulfonic acid (1H, 1H, 2H, 2H-Perfluorohexanesulfonic acid)		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2819
Gm Result:	5.1	**SRC Result:**	5.1
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFBTA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorobutyric acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2802
Gm Result:	2	***SRC Result:***	2.0000000
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFHPA	***SRC Report Limit:***	0
Gm Reporting Limit:	0	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluoroheptanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2803
Gm Result:	7.8	***SRC Result:***	7.8000000
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFHXSA	***SRC Report Limit:***	0
Gm Reporting Limit:	0	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorohexanesulfonic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2807
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFNDCA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorodecanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2814
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	9ClPF3ONS	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	

Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2802
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFHPA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoroheptanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2809
Gm Result:	3.6	**SRC Result:**	3.6000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFHA	**SRC Report Limit:**	0
Gm Reporting Limit:	0	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorohexanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2812
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFUNDCA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoroundecanoic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			

SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: 4:2FTS
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 4:2 Fluorotelomer sulfonic acid (1H, 1H, 2H, 2H-Perfluorohexanesulfonic acid)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2821
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: 9ClPF3ONS
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid
Gm Samp Collection Date: 01/17/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 01/17/2023
SRC Samp Collection Time: 10:40:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2814
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFDOA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorododecanoic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2808
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
SRC Chemical: 2825
SRC Result:

Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFMBA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoro-4-methoxybutanoic acid (PFMBA)		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2828
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFPES	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoropentanesulfonoicacid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2809
Gm Result:	3.5	**SRC Result:**	3.5000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFHA	**SRC Report Limit:**	0
Gm Reporting Limit:	0	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorohexanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:05:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2801
Gm Result:	2.9	**SRC Result:**	2.9
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFBSA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorobutanesulfonic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			

Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 01/17/2023
SRC Samp Collection Time: 10:40:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: 11ClPF3OUDS
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2813
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFMPA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluoro-3-methoxypropanoic acid (PFMPA)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2823
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFUNDCA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluoroundecanoic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2812
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:		***SRC Chemical:***	2824
Gm Result:	7.4	***SRC Result:***	7.4
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFPA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluoropentanoicacid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2826
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFEESA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluoro(2-ethoxyethane) sulfonic acid (PFEESA)		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2806
Gm Result:	12.8	***SRC Result:***	12.8
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFOA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorooctanoic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2822
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	8:2FTS	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533

Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: 8:2 Fluorotelomer sulfonic acid (1H, 1H, 2H, 2H-Perfluorodecanesulfonic acid)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No: ***SRC Chemical:*** 2826
Gm Result: 2 ***SRC Result:***
Gm Result Modifier: < ***SRC Result Modifie:*** Y
Gm Chemical Units: NG/L ***Src Chemical Units:*** NG/L
Gm Chemical Vvl: PFEESA ***SRC Report Limit:*** 2
Gm Reporting Limit: 2 ***SRC Analytic Meth:*** EPA 533
Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: Perfluoro(2-ethoxyethane) sulfonic acid (PFEESA)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No: ***SRC Chemical:*** 2812
Gm Result: 2 ***SRC Result:***
Gm Result Modifier: < ***SRC Result Modifie:*** Y
Gm Chemical Units: NG/L ***Src Chemical Units:*** NG/L
Gm Chemical Vvl: PFUNDCA ***SRC Report Limit:*** 2
Gm Reporting Limit: 2 ***SRC Analytic Meth:***
Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: Perfluoroundecanoic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No: ***SRC Chemical:*** 2814
Gm Result: 2 ***SRC Result:***
Gm Result Modifier: < ***SRC Result Modifie:*** Y
Gm Chemical Units: NG/L ***Src Chemical Units:*** NG/L
Gm Chemical Vvl: 9ClPF3ONS ***SRC Report Limit:*** 2
Gm Reporting Limit: 2 ***SRC Analytic Meth:***
Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: 9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:

SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2802
Gm Result:	3.5	***SRC Result:***	3.5
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFHPA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluoroheptanoic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2807
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFNDCA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorodecanoic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2815
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	ADONA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	4,8-Dioxa-3H-perfluorononanoic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2818
Gm Result:	2	***SRC Result:***	

Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	NMEFOSAA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	N-Methyl perfluorooctane sulfonamidoacetic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2801
Gm Result:	2.4	**SRC Result:**	2.4000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFBSA	**SRC Report Limit:**	0
Gm Reporting Limit:	0	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorobutanesulfonic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2807
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFNDCA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorodecanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:10:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2805
Gm Result:	9.6	**SRC Result:**	9.6000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFOS	**SRC Report Limit:**	0
Gm Reporting Limit:	0	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorooctanoic sulfonate		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			

Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 03/22/2021
SRC Samp Collection Time: 09:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFNDCA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorodecanoic acid
Gm Samp Collection Date: 01/17/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 01/17/2023
SRC Samp Collection Time: 10:40:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2807
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: 9ClPF3ONS
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2814
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFNDCA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorodecanoic acid
Gm Samp Collection Date: 03/22/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 03/22/2021
SRC Samp Collection Time: 09:25:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2807
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

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

Well Details

Gm Cas No:		***SRC Chemical:***	2817
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	NETFOSAA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	N-Ethyl perfluorooctane sulfonamidoacetic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2815
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	ADONA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	4,8-Dioxa-3H-perfluorononanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:05:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2808
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFDOA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorododecanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2818
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	NMEFOSAA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	

Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: N-Methyl perfluorooctane sulfonamidoacetic acid
Gm Samp Collection Date: 03/22/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 03/22/2021
SRC Samp Collection Time: 09:25:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No: ***SRC Chemical:*** 2813
Gm Result: 2 ***SRC Result:***
Gm Result Modifier: < ***SRC Result Modifie:*** Y
Gm Chemical Units: NG/L ***Src Chemical Units:*** NG/L
Gm Chemical Vvl: 11ClPF3OUDS ***SRC Report Limit:*** 2
Gm Reporting Limit: 2 ***SRC Analytic Meth:***
Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid
Gm Samp Collection Date: 03/22/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 03/22/2021
SRC Samp Collection Time: 09:25:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No: ***SRC Chemical:*** 2803
Gm Result: 8.2 ***SRC Result:*** 8.2000000
Gm Result Modifier: = ***SRC Result Modifie:*** N
Gm Chemical Units: NG/L ***Src Chemical Units:*** NG/L
Gm Chemical Vvl: PFHXSA ***SRC Report Limit:*** 0
Gm Reporting Limit: 0 ***SRC Analytic Meth:***
Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: Perfluorohexanesulfonic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No: ***SRC Chemical:*** 2824
Gm Result: 7.3 ***SRC Result:*** 7.3
Gm Result Modifier: = ***SRC Result Modifie:*** N
Gm Chemical Units: NG/L ***Src Chemical Units:*** NG/L
Gm Chemical Vvl: PFPA ***SRC Report Limit:*** 2
Gm Reporting Limit: 2 ***SRC Analytic Meth:*** EPA 533
Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: Perfluoropentanoicacid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:

SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2805
Gm Result:	21.1	***SRC Result:***	21.1
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFOS	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: Perfluorooctanoic sulfonate
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2820
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	6:2FTS	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: 6:2 Fluorotelomer sulfonic acid (1H,1H,2H,2H-Perfluorooctanesulfonic acid)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2827
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	NFDHA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2814
Gm Result:	2	***SRC Result:***	

Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	9ClPF3ONS	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2825
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFMBA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoro-4-methoxybutanoic acid (PFMBA)		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2802
Gm Result:	2.5	**SRC Result:**	2.5
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFHPA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoroheptanoic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2817
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	NETFOSAA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	N-Ethyl perfluorooctane sulfonamidoacetic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			

Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 03/22/2021
SRC Samp Collection Time: 09:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFHPSA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluoroheptanesulfonic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2829
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFNA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorononanoic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2804
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: HFPA-DA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 2,3,3,3-tetrafluoro-2-(1,1,2,2,3,3,3-heptafluoropropoxy) propanoic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2816
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:		***SRC Chemical:***	2817
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	NETFOSAA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	N-Ethyl perfluorooctane sulfonamidoacetic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:05:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2808
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFDOA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorododecanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:05:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2809
Gm Result:	4.5	***SRC Result:***	4.5
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFHA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorohexanoic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2825
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFMBA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533

Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoro-4-methoxybutanoic acid (PFMBA)		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2804
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFNA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorononanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:10:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2810
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFTEDA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorotetradecanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2806
Gm Result:	7.9	**SRC Result:**	7.9000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFOA	**SRC Report Limit:**	0
Gm Reporting Limit:	0	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorooctanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			

SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFNA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorononanoic acid
Gm Samp Collection Date: 03/22/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 03/22/2021
SRC Samp Collection Time: 09:25:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2804
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFTRIDA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorotridecanoic acid
Gm Samp Collection Date: 03/22/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 03/22/2021
SRC Samp Collection Time: 09:25:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2811
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFHPSA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluoroheptanesulfonic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2829
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
SRC Chemical: 2812
SRC Result:

Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFUNDCA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoroundecanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:10:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2815
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	ADONA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	4,8-Dioxa-3H-perfluorononanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2801
Gm Result:	2.2	**SRC Result:**	2.2000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFBSA	**SRC Report Limit:**	0
Gm Reporting Limit:	0	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorobutanesulfonic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:10:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2806
Gm Result:	7.7	**SRC Result:**	7.7000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFOA	**SRC Report Limit:**	20
Gm Reporting Limit:	20	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorooctanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			

Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFUNDCA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluoroundecanoic acid
Gm Samp Collection Date: 03/22/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 03/22/2021
SRC Samp Collection Time: 09:25:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2812
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 3
Gm Result Modifier: =
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFBTA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorobutyric acid
Gm Samp Collection Date: 01/17/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 01/17/2023
SRC Samp Collection Time: 10:40:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2819
SRC Result: 3
SRC Result Modifie: N
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFNA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorononanoic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2804
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:		***SRC Chemical:***	2804
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFNA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorononanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:05:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2814
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	9ClPF3ONS	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2803
Gm Result:	8.6	***SRC Result:***	8.6
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFHXSA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorohexanesulfonic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2805
Gm Result:	22	***SRC Result:***	22
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFOS	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533

Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorooctanoic sulfonate		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2801
Gm Result:	4.8	**SRC Result:**	4.8
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFBSA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorobutanesulfonic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2827
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	NFDHA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2816
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	HFPA-DA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	2,3,3,3-tetrafluoro-2-(1,1,2,2,3,3,3-heptafluoropropoxy) propanoic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			

SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2824
Gm Result:	4.3	***SRC Result:***	4.3
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFPA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: Perfluoropentanoicacid
Gm Samp Collection Date: 01/17/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 01/17/2023
SRC Samp Collection Time: 10:40:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2816
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	HFPA-DA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: 2,3,3,3-tetrafluoro-2-(1,1,2,2,3,3,3-heptafluoropropoxy) propanoic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2817
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	NETFOSAA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: N-Ethyl perfluorooctane sulfonamidoacetic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2818
Gm Result:	2	***SRC Result:***	

Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	NMEFOSAA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	N-Methyl perfluorooctane sulfonamidoacetic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:10:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2812
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFUNDCA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoroundecanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2805
Gm Result:	14.5	**SRC Result:**	14.5
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFOS	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorooctanoic sulfonate		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2812
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFUNDCA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoroundecanoic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			

Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFDOA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorododecanoic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2808
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: HFPA-DA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 2,3,3,3-tetrafluoro-2-(1,1,2,2,3,3,3-heptafluoropropoxy) propanoic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2816
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFTEDA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorotetradecanoic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2810
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:		***SRC Chemical:***	2804
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFNA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorononanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2801
Gm Result:	2.2	***SRC Result:***	2.2000000
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFBSA	***SRC Report Limit:***	0
Gm Reporting Limit:	0	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorobutanesulfonic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2816
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	HFPA-DA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	2,3,3,3-tetrafluoro-2-(1,1,2,2,3,3,3-heptafluoropropoxy) propanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2811
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFTRIDA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	

Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorotridecanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:10:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2809
Gm Result:	3.9	**SRC Result:**	3.9000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFHA	**SRC Report Limit:**	0
Gm Reporting Limit:	0	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorohexanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2805
Gm Result:	11.3	**SRC Result:**	11.3000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFOS	**SRC Report Limit:**	40
Gm Reporting Limit:	40	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorooctanoic sulfonate		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:10:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2815
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	ADONA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	4,8-Dioxa-3H-perfluorononanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			

SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2815
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	ADONA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: 4,8-Dioxa-3H-perfluorononanoic acid
Gm Samp Collection Date: 01/17/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 01/17/2023
SRC Samp Collection Time: 10:40:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2822
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	8:2FTS	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: 8:2 Fluorotelomer sulfonic acid (1H, 1H, 2H, 2H-Perfluorodecanesulfonic acid)
Gm Samp Collection Date: 01/17/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 01/17/2023
SRC Samp Collection Time: 10:40:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2806
Gm Result:	12.7	***SRC Result:***	12.7
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFOA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: Perfluorooctanoic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2807
Gm Result:	2	***SRC Result:***	

Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFNDCA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorodecanoic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2813
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	11ClPF3OUDS	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2820
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	6:2FTS	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	6:2 Fluorotelomer sulfonic acid (1H,1H,2H,2H-Perfluorooctanesulfonic acid)		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2803
Gm Result:	10.5	**SRC Result:**	10.5
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFHXSA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorohexanesulfonic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			

Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 7.3
Gm Result Modifier: =
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFOA
Gm Reporting Limit: 0
Gm Well Depth Ft:
Gm Chemical Name: Perfluorooctanoic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2806
SRC Result: 7.3000000
SRC Result Modifie: N
Src Chemical Units: NG/L
SRC Report Limit: 0
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFEESA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluoro(2-ethoxyethane) sulfonic acid (PFEESA)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2826
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 3.5
Gm Result Modifier: =
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFHPA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluoroheptanoic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2802
SRC Result: 3.5
SRC Result Modifie: N
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:		***SRC Chemical:***	2810
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFTEDA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorotetradecanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2816
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	HFPA-DA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	2,3,3,3-tetrafluoro-2-(1,1,2,2,3,3,3-heptafluoropropoxy) propanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2816
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	HFPA-DA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	2,3,3,3-tetrafluoro-2-(1,1,2,2,3,3,3-heptafluoropropoxy) propanoic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2809
Gm Result:	6.5	***SRC Result:***	6.5
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFHA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533

Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: Perfluorohexanoic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No: ***SRC Chemical:*** 2819
Gm Result: 5.1 ***SRC Result:*** 5.1
Gm Result Modifier: = ***SRC Result Modifie:*** N
Gm Chemical Units: NG/L ***Src Chemical Units:*** NG/L
Gm Chemical Vvl: PFBTA ***SRC Report Limit:*** 2
Gm Reporting Limit: 2 ***SRC Analytic Meth:*** EPA 533
Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: Perfluorobutyric acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No: ***SRC Chemical:*** 2805
Gm Result: 11.6 ***SRC Result:*** 11.6000000
Gm Result Modifier: = ***SRC Result Modifie:*** N
Gm Chemical Units: NG/L ***Src Chemical Units:*** NG/L
Gm Chemical Vvl: PFOS ***SRC Report Limit:*** 0
Gm Reporting Limit: 0 ***SRC Analytic Meth:***
Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: Perfluorooctanoic sulfonate
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No: ***SRC Chemical:*** 2801
Gm Result: 2.4 ***SRC Result:*** 2.4000000
Gm Result Modifier: = ***SRC Result Modifie:*** N
Gm Chemical Units: NG/L ***Src Chemical Units:*** NG/L
Gm Chemical Vvl: PFBSA ***SRC Report Limit:*** 0
Gm Reporting Limit: 0 ***SRC Analytic Meth:***
Gm Well Depth Ft: ***SRC Well Depth Ft:***
Gm Chemical Name: Perfluorobutanesulfonic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:

SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 8.1
Gm Result Modifier: =
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFHXSA
Gm Reporting Limit: 0
Gm Well Depth Ft:
Gm Chemical Name: Perfluorohexanesulfonic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2803
SRC Result: 8.1000000
SRC Result Modifie: N
Src Chemical Units: NG/L
SRC Report Limit: 0
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 10.6
Gm Result Modifier: =
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFHXSA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorohexanesulfonic acid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2803
SRC Result: 10.6
SRC Result Modifie: N
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: 4:2FTS
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 4:2 Fluorotelomer sulfonic acid (1H, 1H, 2H, 2H-Perfluorohexanesulfonic acid)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2821
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
SRC Chemical: 2815
SRC Result:

Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	ADONA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	4,8-Dioxa-3H-perfluorononanoic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2802
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFHPA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoroheptanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:05:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2807
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFNDCA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorodecanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:05:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2811
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFTRIDA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorotridecanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			

Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFMPA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluoro-3-methoxypropanoic acid (PFMPA)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2823
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: 11ClPF3OUDS
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid
Gm Samp Collection Date: 03/22/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 03/22/2021
SRC Samp Collection Time: 09:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2813
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFPES
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluoropentanesulfonoicacid
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:20:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2828
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth: EPA 533
SRC Well Depth Ft:

Well Details

Gm Cas No:		***SRC Chemical:***	2811
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFTRIDA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorotridecanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2813
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	11ClPF3OUDS	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2823
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFMPA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluoro-3-methoxypropanoic acid (PFMPA)		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2801
Gm Result:	4.8	***SRC Result:***	4.8
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFBSA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533

Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorobutanesulfonic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2802
Gm Result:	2.1	**SRC Result:**	2.1000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFHPA	**SRC Report Limit:**	0
Gm Reporting Limit:	0	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoroheptanoic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	02/16/2021		
SRC Samp Collection Time:	09:10:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2805
Gm Result:	10.6	**SRC Result:**	10.6000000
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFOS	**SRC Report Limit:**	40
Gm Reporting Limit:	40	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorooctanoic sulfonate		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2814
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	9ClPF3ONS	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			

SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFDOA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorododecanoic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2808
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 3.6
Gm Result Modifier: =
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFHA
Gm Reporting Limit: 0
Gm Well Depth Ft:
Gm Chemical Name: Perfluorohexanoic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2809
SRC Result: 3.6000000
SRC Result Modifie: N
Src Chemical Units: NG/L
SRC Report Limit: 0
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: ADONA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 4,8-Dioxa-3H-perfluorononanoic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2815
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
SRC Chemical: 2808
SRC Result:

Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFDOA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorododecanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2804
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFNA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorononanoic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2822
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	8:2FTS	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	8:2 Fluorotelomer sulfonic acid (1H, 1H, 2H, 2H-Perfluorodecanesulfonic acid)		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:15:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2818
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	NMEFOSAA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	N-Methyl perfluorooctane sulfonamidoacetic acid		
Gm Samp Collection Date:	02/16/2021		
Gm Screen Top Depth Ft:			

Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: 11ClPF3OUDS
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:05:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2813
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: PFTEDA
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: Perfluorotetradecanoic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2810
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:
Gm Result: 2
Gm Result Modifier: <
Gm Chemical Units: NG/L
Gm Chemical Vvl: 11ClPF3OUDS
Gm Reporting Limit: 2
Gm Well Depth Ft:
Gm Chemical Name: 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid
Gm Samp Collection Date: 02/16/2021
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 02/16/2021
SRC Samp Collection Time: 09:10:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB
SRC Chemical: 2813
SRC Result:
SRC Result Modifie: Y
Src Chemical Units: NG/L
SRC Report Limit: 2
SRC Analytic Meth:
SRC Well Depth Ft:

Well Details

Gm Cas No:		***SRC Chemical:***	2806
Gm Result:	7.3	***SRC Result:***	7.3000000
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFOA	***SRC Report Limit:***	20
Gm Reporting Limit:	20	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorooctanoic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2827
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	NFDHA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2803
Gm Result:	7.6	***SRC Result:***	7.6000000
Gm Result Modifier:	=	***SRC Result Modifie:***	N
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFHXSA	***SRC Report Limit:***	0
Gm Reporting Limit:	0	***SRC Analytic Meth:***	
Gm Well Depth Ft:		***SRC Well Depth Ft:***	
Gm Chemical Name:	Perfluorohexanesulfonic acid		
Gm Samp Collection Date:	03/22/2021		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	03/22/2021		
SRC Samp Collection Time:	09:25:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		***SRC Chemical:***	2829
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	PFHPSA	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533

Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoroheptanesulfonic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2828
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFPES	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluoropentanesulfonoicacid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2809
Gm Result:	6.4	**SRC Result:**	6.4
Gm Result Modifier:	=	**SRC Result Modifie:**	N
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFHA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorohexanoic acid		
Gm Samp Collection Date:	04/04/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	04/04/2023		
SRC Samp Collection Time:	10:20:00		
SRC Screen Top Depth Ft:			
SRC Screen Bottom Depth Ft:			
SRC Lab Note:	ORANGE COUNTY WD - MAIN LAB		

Well Details

Gm Cas No:		**SRC Chemical:**	2808
Gm Result:	2	**SRC Result:**	
Gm Result Modifier:	<	**SRC Result Modifie:**	Y
Gm Chemical Units:	NG/L	**Src Chemical Units:**	NG/L
Gm Chemical Vvl:	PFDOA	**SRC Report Limit:**	2
Gm Reporting Limit:	2	**SRC Analytic Meth:**	EPA 533
Gm Well Depth Ft:		**SRC Well Depth Ft:**	
Gm Chemical Name:	Perfluorododecanoic acid		
Gm Samp Collection Date:	01/17/2023		
Gm Screen Top Depth Ft:			
Gm Screen Bottom Depth Ft:			
SRC Samp Collection Date:	01/17/2023		
SRC Samp Collection Time:	10:40:00		
SRC Screen Top Depth Ft:			

SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

Well Details

Gm Cas No:		***SRC Chemical:***	2820
Gm Result:	2	***SRC Result:***	
Gm Result Modifier:	<	***SRC Result Modifie:***	Y
Gm Chemical Units:	NG/L	***Src Chemical Units:***	NG/L
Gm Chemical Vvl:	6:2FTS	***SRC Report Limit:***	2
Gm Reporting Limit:	2	***SRC Analytic Meth:***	EPA 533
Gm Well Depth Ft:		***SRC Well Depth Ft:***	

Gm Chemical Name: 6:2 Fluorotelomer sulfonic acid (1H,1H,2H,2H-Perfluorooctanesulfonic acid)
Gm Samp Collection Date: 04/04/2023
Gm Screen Top Depth Ft:
Gm Screen Bottom Depth Ft:
SRC Samp Collection Date: 04/04/2023
SRC Samp Collection Time: 10:15:00
SRC Screen Top Depth Ft:
SRC Screen Bottom Depth Ft:
SRC Lab Note: ORANGE COUNTY WD - MAIN LAB

---

34 ***2 of 3*** ***WSW*** ***0.15 / 817.30*** ***182.02 / -3*** ***WELL 18***
ORANGE CA
PFAS SAMPLING

Global ID:	W0603010027	***Latitude:***	33.786734
Location ID:	CA3010027_016_016	***Longitude:***	-117.857413
Field Pt Class:	PUBW		
Site Use:	Drinking Water Wells		
Site Type:	DDW Well		
Facility Type:			
Status:			

PFAS Chemicals

Sample ID:		***Reporting Limit:***	
Matrix:	Liquid	***Detection Limit:***	
Chemical:	ADONA	***QRAA:***	
Qualifier:	<	***Units:***	NG/L
Value :	2	***Date:***	2/16/2021
Lab Notes:			
Regional Board:			
Treated Drinking Water Dt:	2/16/2021		
Treated Drinking Water Qualifi:			
Treated Drinking Water Reporti:			
Treatd Drinking Water Sample:			
Treated Drinking Water Units:			
Treated Drinking Water Value:			

Sample ID:		***Reporting Limit:***	
Matrix:	Liquid	***Detection Limit:***	
Chemical:	PFEESA	***QRAA:***	
Qualifier:	<	***Units:***	NG/L
Value :	2	***Date:***	1/17/2023
Lab Notes:			
Regional Board:			
Treated Drinking Water Dt:	1/17/2023		
Treated Drinking Water Qualifi:			
Treated Drinking Water Reporti:			
Treatd Drinking Water Sample:			
Treated Drinking Water Units:			
Treated Drinking Water Value:			

Sample ID:		***Reporting Limit:***	
Matrix:	Liquid	***Detection Limit:***	

Chemical: 8:2FTS
Qualifier: <
Value : 2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
QRAA:
Units: NG/L
Date: 1/17/2023

Sample ID:
Matrix: Liquid
Chemical: PFOA
Qualifier: =
Value : 9.6
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA: 9.6
Units: NG/L
Date: 1/17/2023

Sample ID:
Matrix: Liquid
Chemical: PFBSA
Qualifier: =
Value : 2.2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 3/22/2021

Sample ID:
Matrix: Liquid
Chemical: PFOS
Qualifier: =
Value : 14.5
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA: 14.5
Units: NG/L
Date: 1/17/2023

Sample ID:
Matrix: Liquid
Chemical: PFNA
Qualifier: <
Value : 2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 2/16/2021

Sample ID:
Reporting Limit:

Matrix:	Liquid	**Detection Limit:**	
Chemical:	PFDOA	**QRAA:**	
Qualifier:	<	**Units:**	NG/L
Value :	2	**Date:**	2/16/2021
Lab Notes:			
Regional Board:			
Treated Drinking Water Dt:	2/16/2021		
Treated Drinking Water Qualifi:			
Treated Drinking Water Reporti:			
Treatd Drinking Water Sample:			
Treated Drinking Water Units:			
Treated Drinking Water Value:			

Sample ID:		**Reporting Limit:**	
Matrix:	Liquid	**Detection Limit:**	
Chemical:	PFHA	**QRAA:**	
Qualifier:	=	**Units:**	NG/L
Value :	3.9	**Date:**	3/22/2021
Lab Notes:			
Regional Board:			
Treated Drinking Water Dt:	3/22/2021		
Treated Drinking Water Qualifi:			
Treated Drinking Water Reporti:			
Treatd Drinking Water Sample:			
Treated Drinking Water Units:			
Treated Drinking Water Value:			

Sample ID:		**Reporting Limit:**	
Matrix:	Liquid	**Detection Limit:**	
Chemical:	PFHPA	**QRAA:**	
Qualifier:	<	**Units:**	NG/L
Value :	2	**Date:**	3/22/2021
Lab Notes:			
Regional Board:			
Treated Drinking Water Dt:	3/22/2021		
Treated Drinking Water Qualifi:			
Treated Drinking Water Reporti:			
Treatd Drinking Water Sample:			
Treated Drinking Water Units:			
Treated Drinking Water Value:			

Sample ID:		**Reporting Limit:**	
Matrix:	Liquid	**Detection Limit:**	
Chemical:	PFOS	**QRAA:**	2.69
Qualifier:	=	**Units:**	NG/L
Value :	9.6	**Date:**	3/22/2021
Lab Notes:			
Regional Board:			
Treated Drinking Water Dt:	3/22/2021		
Treated Drinking Water Qualifi:			
Treated Drinking Water Reporti:			
Treatd Drinking Water Sample:			
Treated Drinking Water Units:			
Treated Drinking Water Value:			

Sample ID:		**Reporting Limit:**	
Matrix:	Liquid	**Detection Limit:**	
Chemical:	PFOA	**QRAA:**	1.89
Qualifier:	=	**Units:**	NG/L
Value :	7.9	**Date:**	3/22/2021
Lab Notes:			
Regional Board:			
Treated Drinking Water Dt:	3/22/2021		
Treated Drinking Water Qualifi:			
Treated Drinking Water Reporti:			
Treatd Drinking Water Sample:			
Treated Drinking Water Units:			
Treated Drinking Water Value:			

Sample ID:
Matrix: Liquid
Chemical: PFTRIDA
Qualifier: <
Value : 2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 3/22/2021

Sample ID:
Matrix: Liquid
Chemical: PFOS
Qualifier: =
Value : 10.6
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA: 2.69
Units: NG/L
Date: 3/22/2021

Sample ID:
Matrix: Liquid
Chemical: PFOS
Qualifier: =
Value : 11.6
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA: 2.69
Units: NG/L
Date: 2/16/2021

Sample ID:
Matrix: Liquid
Chemical: PFHPSA
Qualifier: <
Value : 2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 1/17/2023

Sample ID:
Matrix: Liquid
Chemical: NFDHA
Qualifier: <
Value : 2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 1/17/2023

Sample ID:
Matrix: Liquid
Chemical: PFNDCA
Qualifier: <
Value : 2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 1/17/2023

Sample ID:
Matrix: Liquid
Chemical: PFOA
Qualifier: =
Value : 7.3
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA: 1.89
Units: NG/L
Date: 3/22/2021

Sample ID:
Matrix: Liquid
Chemical: 11ClPF3OUDS
Qualifier: <
Value : 2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 3/22/2021

Sample ID:
Matrix: Liquid
Chemical: PFHPA
Qualifier: =
Value : 2.1
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 2/16/2021

Sample ID:
Matrix: Liquid
Chemical: 11ClPF3OUDS
Qualifier: <
Value : 2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 1/17/2023

Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: HFPA-DA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFPES ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: NMEFOSAA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFMBA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFTEDA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:

Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFHPA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFDOA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: NMEFOSAA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFHXSA ***QRAA:*** 1.98
Qualifier: = ***Units:*** NG/L
Value : 8.2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: 11ClPF3OUDS ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:

Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFUNDCA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFHA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 3.6 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: 6:2FTS ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: HFPA-DA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFTEDA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:

Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFOA ***QRAA:*** 1.89
Qualifier: = ***Units:*** NG/L
Value : 7.7 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: 4:2FTS ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFHPA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 2 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFBA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 3 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFNDCA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021

Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFOS ***QRAA:*** 2.69
Qualifier: = ***Units:*** NG/L
Value : 11.3 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: NETFOSAA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFBSA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 2.2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFOA ***QRAA:*** 1.89
Qualifier: = ***Units:*** NG/L
Value : 7.3 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFHXSA ***QRAA:*** 1.98
Qualifier: = ***Units:*** NG/L
Value : 8.1 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:

Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFPA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 4.3 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: ADONA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: NETFOSAA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFHA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 4.5 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: 9ClPF3ONS ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 2/16/2021
Lab Notes:

Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: PFHXSA
Qualifier: =
Value : 7.8
Lab Notes:
Reporting Limit:
Detection Limit:
QRAA: 1.98
Units: NG/L
Date: 3/22/2021
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: ADONA
Qualifier: <
Value : 2
Lab Notes:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 1/17/2023
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: PFHA
Qualifier: =
Value : 3.6
Lab Notes:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 3/22/2021
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: PFUNDCA
Qualifier: <
Value : 2
Lab Notes:
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 1/17/2023
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: PFNDCA
Qualifier: <
Value : 2
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 3/22/2021

Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: PFNA
Qualifier: <
Value : 2
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: PFUNDCA
Qualifier: <
Value : 2
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: PFTRIDA
Qualifier: <
Value : 2
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: PFDOA
Qualifier: <
Value : 2
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L
Date: 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID:
Matrix: Liquid
Chemical: HFPA-DA
Qualifier: <
Reporting Limit:
Detection Limit:
QRAA:
Units: NG/L

Value : 2 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFHPA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 2.5 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: 9ClPF3ONS ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFBSA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 2.4 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: 9ClPF3ONS ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFHXSA ***QRAA:*** 1.98

Qualifier: = ***Units:*** NG/L
Value : 7.6 ***Date:*** 3/22/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 3/22/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFBSA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 2.4 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFBSA ***QRAA:*** 2.9
Qualifier: = ***Units:*** NG/L
Value : 2.9 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFMPA ***QRAA:***
Qualifier: < ***Units:*** NG/L
Value : 2 ***Date:*** 1/17/2023
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***
Chemical: PFHA ***QRAA:***
Qualifier: = ***Units:*** NG/L
Value : 3.5 ***Date:*** 2/16/2021
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 2/16/2021
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:

Sample ID: ***Reporting Limit:***
Matrix: Liquid ***Detection Limit:***

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

Chemical: PFNA
Qualifier: <
Value : 2
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
QRAA:
Units: NG/L
Date: 1/17/2023

Sample ID:
Matrix: Liquid
Chemical: PFHXSA
Qualifier: =
Value : 8.6
Lab Notes:
Regional Board:
Treated Drinking Water Dt: 1/17/2023
Treated Drinking Water Qualifi:
Treated Drinking Water Reporti:
Treatd Drinking Water Sample:
Treated Drinking Water Units:
Treated Drinking Water Value:
Reporting Limit:
Detection Limit:
QRAA: 8.6
Units: NG/L
Date: 1/17/2023

34	3 of 3	WSW	0.15 / 817.30	182.02 / -3	WELL 18 CA	PFAS INVEST

Geotracker Global ID:
County:
Latitude: 33.786734
Longitude: -117.857413
Data Source: PWS

Public Water Supply Wells

Order Year: 2022
PS Code: CA3010027_016_016
Regulating Agency District: DISTRICT 08 - SANTA ANA
Water System Name: CITY OF ORANGE

35	1 of 2	SE	0.16 / 839.90	190.19 / 5	Haven Craft Kitchen + Bar - Tesla Destination 190 S. Glassell St Orange CA 92866	ALT FUELS

ID: 113190
Fuel Type Code: ELEC: Electric
Station Phone: 714-221-0680 877-798-3752
Expected Date:
BD Blends:
NG PSI:
Federal Agency ID:
Open Date: 2021-02-24
Hydrogen is Retail:
Federal Agency:
Facility Type: RESTAURANT
Dt Last Confirmed: 2022-10-06
Updated at: 2023-01-18 15:15:20 UTC
Access Code: public
Access Detail Code:
Groups with Access Code: Public
Groups with Access Code Fr: Public
Fed Agency Name:
CNG Dispenser No:
CNG Site Renew Src:
CNG Tot Compr Cap:
CNG Storage Cap:
CNG Fill Type Code:
CNG PSI:
CNG Vehicle Class:
LNG Site Renew Src:
LNG Vehicle Class:
LPG Nozzle Types:
Hydrogen Pressures:
Hydrogen Standards:
Latitude: 33.786281
Longitude: -117.853549

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

Hydrogen Status Link:	
E85 Other Ethanol Blends:	
NPS Unit Name:	
Cards Accepted:	
CNG Statn Sells Renewable Na:	
LNG Statn Sells Renewable Na:	
Maximum Vehicle Class:	
RD Blended With Biodiesel:	
RD Blends:	
RD Blends French:	
RD Maximum Biodiesel Level:	
Status:	Open: The station is open.
Owner Type Desc:	Privately owned
E85 Blender Pump Desc:	
NG Fill Type Desc:	
NG Vehicle Class Desc:	
Geocode Status Desc:	Premise (building name, property name, shopping center, etc.) level accuracy.
Group with Access Desc:	Publicly available to all customers.
LPG Primary Desc:	
Intersection Directions:	
Access Days Time:	
Restricted Access:	

35	*2 of 2*	*SE*	*0.16 / 839.90*	*190.19 / 5*	***TAO CLEAN LLC*** ***190 S GLASSELL ST -*** ***ORANGE CA 92866***	***SSTS***

EPA Region:	9
Establishment No:	97452-CA-1
Est Create Update Date:	
Est Site County:	Orange
Est Site Country:	USA
Est Mailing Address:	190 S GLASSELL ST
Est Mailing Address Line 2:	-
Est Mail City:	ORANGE
Est Mail State:	CA
Est Mail Zip:	92866
Est Mail Country:	USA
Company Name:	TAO Clean LLC
Co Site Address Line 1:	190 S. Glassell Street Suite 205
Co Site Address Line 2:	-
Co Site City:	Orange
Co Site State:	CA
Co Site Zip:	92866
Co Site Country:	USA
Co Mailing Address Line 1:	190 S. Glassell Street Suite 205
Co Mail Address Line 2:	-
Co Mail City:	Orange
Co Mail State:	CA
Co Mail Zip:	92866
Co Mail Country:	USA

36	*1 of 6*	*NNW*	*0.17 / 907.56*	*180.12 / -5*	***CHAPMAN UNIV*** ***283 N CYPRESS ST*** ***ORANGE CA 92866***	***RCRA NON GEN***

EPA Handler ID:	CAP000243063
Gen Status Universe:	No Report
Contact Name:	KAREN S SWIFT
Contact Address:	ONE UNIV DR , ATTN K SWIFT ENV H AND S , ORANGE , CA, 92866 , US
Contact Phone No and Ext:	714-628-2888
Contact Email:	SWIFT@CHAPMAN.EDU
Contact Country:	US
County Name:	ORANGE
EPA Region:	09

Land Type: Private
Receive Date: 20140306
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 20131127
Handler Name: CHAPMAN UNIV
Source Type: Notification
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator

Waste Code Details

Hazardous Waste Code: 135
Waste Code Description: Unspecified aqueous solution

Hazardous Waste Code: 352
Waste Code Description: Other organic solids

Hazardous Waste Code: 611
Waste Code Description: Contaminated soil from site clean-ups

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20140306
Handler Name: CHAPMAN UNIV
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:	CHAPMAN UNIV	***Street 2:***	
Date Became Current:	19340102	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	ONE UNIV DR
Name:	CHAPMAN UNIV	***Street 2:***	
Date Became Current:	19340102	***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	714-997-6815	***Country:***	US
Source Type:	Notification	***Zip Code:***	92866

Historical Handler Details

Receive Dt:	20131127
Generator Code Description:	Small Quantity Generator
Handler Name:	CHAPMAN UNIV

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
36	2 of 6	NNW	0.17 / 907.56	180.12 / -5	CU KNOTT STUDIO 3W 283 N Cypress St Orange CA 92866	ALT FUELS

ID:	159862	***CNG Dispenser No:***	
Fuel Type Code:	ELEC: Electric	***CNG Site Renew Src:***	
Station Phone:	888-758-4389	***CNG Tot Compr Cap:***	
Expected Date:		***CNG Storage Cap:***	
BD Blends:		***CNG Fill Type Code:***	
NG PSI:		***CNG PSI:***	
Federal Agency ID:		***CNG Vehicle Class:***	
Open Date:	2020-06-12	***LNG Site Renew Src:***	
Hydrogen is Retail:		***LNG Vehicle Class:***	
Federal Agency:		***LPG Nozzle Types:***	
Facility Type:		***Hydrogen Pressures:***	
Dt Last Confirmed:	2023-08-30	***Hydrogen Standards:***	
Updated at:	2023-08-30 00:09:27 UTC	***Latitude:***	33.790943
Access Code:	public	***Longitude:***	-117.855614
Access Detail Code:			
Groups with Access Code:	Public		
Groups with Access Code Fr:	Public		
Fed Agency Name:			
Hydrogen Status Link:			
E85 Other Ethanol Blends:			
NPS Unit Name:			
Cards Accepted:			
CNG Statn Sells Renewable Na:			
LNG Statn Sells Renewable Na:			
Maximum Vehicle Class:			
RD Blended With Biodiesel:			
RD Blends:			
RD Blends French:			
RD Maximum Biodiesel Level:			
Status:	Open: The station is open.		
Owner Type Desc:			
E85 Blender Pump Desc:			
NG Fill Type Desc:			
NG Vehicle Class Desc:			
Geocode Status Desc:	The location is from a real GPS readout at the station.		
Group with Access Desc:	Publicly available to all customers.		
LPG Primary Desc:			
Intersection Directions:			

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

Access Days Time: 24 hours daily
Restricted Access:

---

36 | **3 of 6** | **NNW** | **0.17 / 907.56** | **180.12 / -5** | **CU KNOTT STUDIO 1W**
283 N Cypress St
Orange CA 92866 | **ALT FUELS**

ID: 178057
Fuel Type Code: ELEC: Electric
Station Phone: 888-758-4389
Expected Date:
BD Blends:
NG PSI:
Federal Agency ID:
Open Date: 2021-01-27
Hydrogen is Retail:
Federal Agency:
Facility Type:
Dt Last Confirmed: 2023-08-30
Updated at: 2023-08-30 00:10:04 UTC
Access Code: public
Access Detail Code:
Groups with Access Code: Public
Groups with Access Code Fr: Public
Fed Agency Name:
Hydrogen Status Link:
E85 Other Ethanol Blends:
NPS Unit Name:
Cards Accepted:
CNG Statn Sells Renewable Na:
LNG Statn Sells Renewable Na:
Maximum Vehicle Class:
RD Blended With Biodiesel:
RD Blends:
RD Blends French:
RD Maximum Biodiesel Level:
Status: Open: The station is open.
Owner Type Desc:
E85 Blender Pump Desc:
NG Fill Type Desc:
NG Vehicle Class Desc:
Geocode Status Desc: The location is from a real GPS readout at the station.
Group with Access Desc: Publicly available to all customers.
LPG Primary Desc:
Intersection Directions:
Access Days Time: 24 hours daily
Restricted Access:

CNG Dispenser No:
CNG Site Renew Src:
CNG Tot Compr Cap:
CNG Storage Cap:
CNG Fill Type Code:
CNG PSI:
CNG Vehicle Class:
LNG Site Renew Src:
LNG Vehicle Class:
LPG Nozzle Types:
Hydrogen Pressures:
Hydrogen Standards:
Latitude: 33.79088
Longitude: -117.855602

---

36 | **4 of 6** | **NNW** | **0.17 / 907.56** | **180.12 / -5** | **CU KNOTT STUDIOS 2**
283 N Cypress St
Orange CA 92866 | **ALT FUELS**

ID: 178058
Fuel Type Code: ELEC: Electric
Station Phone: 888-758-4389
Expected Date:
BD Blends:
NG PSI:
Federal Agency ID:
Open Date: 2021-01-27
Hydrogen is Retail:
Federal Agency:
Facility Type:
Dt Last Confirmed: 2023-08-30
Updated at: 2023-08-30 00:09:27 UTC

CNG Dispenser No:
CNG Site Renew Src:
CNG Tot Compr Cap:
CNG Storage Cap:
CNG Fill Type Code:
CNG PSI:
CNG Vehicle Class:
LNG Site Renew Src:
LNG Vehicle Class:
LPG Nozzle Types:
Hydrogen Pressures:
Hydrogen Standards:
Latitude: 33.790447

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

Access Code: public
Access Detail Code:
Groups with Access Code: Public
Groups with Access Code Fr: Public
Fed Agency Name:
Hydrogen Status Link:
E85 Other Ethanol Blends:
NPS Unit Name:
Cards Accepted:
CNG Statn Sells Renewable Na:
LNG Statn Sells Renewable Na:
Maximum Vehicle Class:
RD Blended With Biodiesel:
RD Blends:
RD Blends French:
RD Maximum Biodiesel Level:
Status: Open: The station is open.
Owner Type Desc:
E85 Blender Pump Desc:
NG Fill Type Desc:
NG Vehicle Class Desc:
Geocode Status Desc: The location is from a real GPS readout at the station.
Group with Access Desc: Publicly available to all customers.
LPG Primary Desc:
Intersection Directions:
Access Days Time: 24 hours daily
Restricted Access:
Longitude: -117.855915

---

36 | ***5 of 6*** | ***NNW*** | ***0.17 / 907.56*** | ***180.12 / -5*** | ***CU KNOTT STUDIO 2W***
283 N Cypress St
Orange CA 92866 | ***ALT FUELS***

ID: 178055
Fuel Type Code: ELEC: Electric
Station Phone: 888-758-4389
Expected Date:
BD Blends:
NG PSI:
Federal Agency ID:
Open Date: 2021-01-27
Hydrogen is Retail:
Federal Agency:
Facility Type:
Dt Last Confirmed: 2023-08-30
Updated at: 2023-08-30 00:09:27 UTC
Access Code: public
Access Detail Code:
Groups with Access Code: Public
Groups with Access Code Fr: Public
Fed Agency Name:
Hydrogen Status Link:
E85 Other Ethanol Blends:
NPS Unit Name:
Cards Accepted:
CNG Statn Sells Renewable Na:
LNG Statn Sells Renewable Na:
Maximum Vehicle Class:
RD Blended With Biodiesel:
RD Blends:
RD Blends French:
RD Maximum Biodiesel Level:
Status: Open: The station is open.
Owner Type Desc:
E85 Blender Pump Desc:
NG Fill Type Desc:
NG Vehicle Class Desc:
Geocode Status Desc: The location is from a real GPS readout at the station.
CNG Dispenser No:
CNG Site Renew Src:
CNG Tot Compr Cap:
CNG Storage Cap:
CNG Fill Type Code:
CNG PSI:
CNG Vehicle Class:
LNG Site Renew Src:
LNG Vehicle Class:
LPG Nozzle Types:
Hydrogen Pressures:
Hydrogen Standards:
Latitude: 33.790932
Longitude: -117.855596

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

Group with Access Desc: Publicly available to all customers.
LPG Primary Desc:
Intersection Directions:
Access Days Time: 24 hours daily
Restricted Access:

---

36 | **6 of 6** | **NNW** | **0.17 / 907.56** | **180.12 / -5** | **CU KNOTT STUDIOS 1**
283 N Cypress St
Orange CA 92866 | **ALT FUELS**

ID: 206295
Fuel Type Code: ELEC: Electric
Station Phone: 888-758-4389
Expected Date:
BD Blends:
NG PSI:
Federal Agency ID:
Open Date: 2022-02-12
Hydrogen is Retail:
Federal Agency:
Facility Type:
Dt Last Confirmed: 2023-08-30
Updated at: 2023-08-30 00:10:07 UTC
Access Code: public
Access Detail Code:
Groups with Access Code: Public
Groups with Access Code Fr: Public
Fed Agency Name:
Hydrogen Status Link:
E85 Other Ethanol Blends:
NPS Unit Name:
Cards Accepted:
CNG Statn Sells Renewable Na:
LNG Statn Sells Renewable Na:
Maximum Vehicle Class:
RD Blended With Biodiesel:
RD Blends:
RD Blends French:
RD Maximum Biodiesel Level:
Status: Open: The station is open.
Owner Type Desc:
E85 Blender Pump Desc:
NG Fill Type Desc:
NG Vehicle Class Desc:
Geocode Status Desc: The location is from a real GPS readout at the station.
Group with Access Desc: Publicly available to all customers.
LPG Primary Desc:
Intersection Directions:
Access Days Time: 24 hours daily
Restricted Access:

CNG Dispenser No:
CNG Site Renew Src:
CNG Tot Compr Cap:
CNG Storage Cap:
CNG Fill Type Code:
CNG PSI:
CNG Vehicle Class:
LNG Site Renew Src:
LNG Vehicle Class:
LPG Nozzle Types:
Hydrogen Pressures:
Hydrogen Standards:
Latitude: 33.790451
Longitude: -117.855883

---

37 | **1 of 1** | **NNW** | **0.17 / 916.31** | **179.43 / -6** | **Chapman University - Anaconda Environment**
250 N Cypress St Orange Ca 92866-
CA 92866- | **ICP ORANGE**

Case ID: 11IC019
Current Status: Open
File Location: Local Agency
Type of Closure:

Closed Date:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
38	1 of 3	WSW	0.18 / 924.38	180.94 / -4	GRAY ENGINEERING LABS 504 W CHAPMAN AVE, STE P ORANGE CA 92868	RCRA SQG

EPA Handler ID: CAD981385735
Gen Status Universe: Small Quantity Generator
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 504 W CHAPMAN AVE, STE P , , ORANGE , CA, 92668 , US
Contact Phone No and Ext: 714-997-4151
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type: Other
Receive Date: 19860210
Location Latitude: 33.787844
Location Longitude: -117.857631

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 19860210
Handler Name: GRAY ENGINEERING LABS
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: C & A MANAGEMENT
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:
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED

Date Ended Current: | **State:** ME
Phone: 415-555-1212 | **Country:**
Source Type: Notification | **Zip Code:** 99999

---

38 | 2 of 3 | WSW | 0.18 / 924.38 | 180.94 / -4 | ALLSTAR PAINT & BODY INC, 504 W CHAPMAN AVE, ORANGE CA 92668 | EMISSIONS

1987 Criteria Data

Facility ID:	57951	**CERR Code:**	
Facility SIC Code:	9999	**TOGT:**	2.4
CO:	30	**ROGT:**	2.3232
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	57951	**COID:**	ORA
Facility SIC Code:	9999	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

---

38 | 3 of 3 | WSW | 0.18 / 924.38 | 180.94 / -4 | CURTIS SPEED EQUIPTMENT, 504 W CHAPMAN AVE STE P, ORANGE CA 92868 | RCRA NON GEN

EPA Handler ID:	CAL000460456
Gen Status Universe:	No Report
Contact Name:	MICHELLE FURTADO
Contact Address:	504 W CHAPMAN AVE STE P , , ORANGE , CA, 92868 ,
Contact Phone No and Ext:	714-538-8752
Contact Email:	MICHELLE@CURTISSPEED.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20210225
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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:	20210225
Handler Name:	CURTIS SPEED EQUIPTMENT
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:**	504 W CHAPMAN AVE STE P
Name:	MICHELLE FURTADO	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-538-8752	**Country:**	
Source Type:	Implementer	**Zip Code:**	92868

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	504 W CHAPMAN AVE STE P
Name:	MICHAEL CURTIS	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-504-1000	**Country:**	
Source Type:	Implementer	**Zip Code:**	92868

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
39	1 of 11	SW	0.18 / 926.99	182.09 / -3	AMF VOIT INC 426 W ALMOND ORANGE CA 92667	CERCLIS

Site ID:	0900117	**RNPL Status Code:**	N
Site EPA ID:	CAD049901176	**NPL Status:**	Not on the NPL
Site Street Address 2:		**RFED Facility Code:**	N
Site County Name:	ORANGE	**RFED Facility Desc:**	Not a Federal Facility
Site FIPS Code:	06059	**USGS Hydro Unit No.:**	18070203
Region Code:	09	**Site Cong. Dist. Code:**	39
Site SMSA No.:	0360	**ROT Desc:**	Private
Site Prim. Latitude:	33D49M42S	**FR NPL Update No.:**	
Site Prim. Longitude:	117D48M30S	**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 In-House
Act Code ID:	001	**Act Start Date:**	
RAT Code:	VS	**Act Complete Date:**	10/6/1989 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:**	

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

SPA Code: 13
RAT Def: The decision is made that no further activity is planned at the site.
Site Desc:
Site Alias:

CERCLIS Assess History

OU ID: 00
Act Code ID: 001
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
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:
RALT Short Name: State (Fund)
Act Start Date:
Act Complete Date: 12/1/1987 00:00:00
AGT Order No.: 10
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:

CERCLIS Assess History

OU ID: 00
Act Code ID:
RAT Code:
RAT Short Name:
RAT Name:
RAT Hist. Only Flag:
RAT NSI Indicator:
RAT Level:
RAT DEF OU:
RFBS Code:
SPA Code:
RAT Def:
Site Desc: No description available
.
Site Alias: AMF NEWPORT DIVERS,,,CA,;
RALT Short Name:
Act Start Date:
Act Complete Date:
AGT Order No.: 0
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:

CERCLIS Assess History

OU ID: 00
Act Code ID: 001
RAT Code: PA
RAT Short Name: PA
RAT Name: PRELIMINARY ASSESSMENT
RAT Hist. Only Flag:
RAT NSI Indicator: B
RAT Level: 1
RAT DEF OU: 00
RFBS Code: P
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:
RALT Short Name: State (Fund)
Act Start Date:
Act Complete Date: 10/6/1989 00:00:00
AGT Order No.: 130
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
39	2 of 11	SW	0.18 / 926.99	182.09 / -3	AMF VOIT INC 426 W ALMOND ORANGE CA 92667	CERCLIS NFRAP

Site ID: 900117
Site EPA ID: CAD049901176
Site FIPS Code: 6059
Region Code: 9

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

Site Parent ID: | **Site Cong. Dist. Code:** 39
Site County Name: ORANGE | **Federal Facility:**
Parent Site Name:

CERCLIS-NFRAP Assess History

OU ID: 0 | **Act Start Date:**
Act Code ID: 1 | **Act Complete Date:** 10/6/1989
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

CERCLIS-NFRAP Assess History

OU ID: 0 | **Act Start Date:**
Act Code ID: 1 | **Act Complete Date:** 10/6/1989
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:** NFRAP
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

CERCLIS-NFRAP Assess History

OU ID: 0 | **Act Start Date:**
Act Code ID: 1 | **Act Complete Date:** 12/1/1987
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: State (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

---

39	3 of 11	SW	0.18 / 926.99	182.09 / -3	AMF VOIT INC 426 W ALMOND ORANGE CA 92866	RCRA CORRACTS

EPA Handler ID: CAD049901176
Gen Status Universe: Small Quantity Generator
Contact Name:
Contact Address: US

Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type: Private
Receive Date: 19960901
Location Latitude: 33.786009
Location Longitude: -117.857277

Event/Area Details

Area Name: ENTIRE FACILITY
Event Code: CA049PA
Corrective Action Event Descri: PA OR CERCLA INSPECTION
Actual Date of Event: 19881007
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19881007
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: E

Area Name: ENTIRE FACILITY
Event Code: CA050
Corrective Action Event Descri: RFA COMPLETED
Actual Date of Event: 19881007
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19881007
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: E

Area Name: ENTIRE FACILITY
Event Code: CA074LO
Corrective Action Event Descri: NCAPS RANKING/PRIORITY
Actual Date of Event: 19881007
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19881007
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: E

Area Name: ENTIRE FACILITY
Event Code: CA075LO
Corrective Action Event Descri: CA PRIORITIZATION-LOW CA PRIORITY
Actual Date of Event: 19881007
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19881007
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: E

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with

this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jul, 2023.

Violation Details

Found Violation: Yes
Citation: F - 262.10-12.A
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 19860829
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19871201
Violation Responsible Agency: State

Evaluation Details

Evaluation Start Date: 19920311
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19870826
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19860829
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 19871201
Evaluation Agency: State

Evaluation Start Date: 19860804
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: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: Yes
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: 19800818
Handler Name: AMF VOIT INC
Federal Waste Generator Code: N

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

Generator Code Description: Not a Generator, Verified
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: AMF VOIT INC
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: LYLE SHELTON AND JOSEPH LAMONICA
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: 427 W PALMYRA ST
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92666

Owner/Operator Ind: Current Owner
Type: Private
Name: AMF INCORPORATED
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: A M F VOIT INC
Date Became Current:
Date Ended Current:
Phone: 714-546-4220
Source Type: Implementer
Street No:
Street 1: 3801 S HARBOR BLVD
Street 2:
City: SANTA ANA
State: CA
Country:
Zip Code: 92704

Historical Handler Details

Receive Dt: 19800818
Generator Code Description: Not a Generator, Verified
Handler Name: AMF VOIT INC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
39	4 of 11	SW	0.18 / 926.99	182.09 / -3	AMF VOIT INC 426 W ALMOND ORANGE CA 92866	RCRA SQG

EPA Handler ID: CAD049901176
Gen Status Universe: Small Quantity Generator
Contact Name:
Contact Address: US
Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type: Private
Receive Date: 19960901
Location Latitude: 33.786009
Location Longitude: -117.857277

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jul, 2023.

Violation Details

Found Violation: Yes
Citation: F - 262.10-12.A
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 19860829
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19871201
Violation Responsible Agency: State

Evaluation Details

Evaluation Start Date: 19920311
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19870826
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19860829
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 19871201
Evaluation Agency: State

Evaluation Start Date: 19860804
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: Yes
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: 19800818

Handler Name:	AMF VOIT INC
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Notification

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19960901
Handler Name:	AMF VOIT INC
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	AMF INCORPORATED	**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:**	427 W PALMYRA ST
Name:	LYLE SHELTON AND JOSEPH LAMONICA	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	92666
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	3801 S HARBOR BLVD
Name:	A M F VOIT INC	**Street 2:**	
Date Became Current:		**City:**	SANTA ANA
Date Ended Current:		**State:**	CA
Phone:	714-546-4220	**Country:**	
Source Type:	Implementer	**Zip Code:**	92704

Historical Handler Details

Receive Dt:	19800818
Generator Code Description:	Not a Generator, Verified
Handler Name:	AMF VOIT INC

---

39 | ***5 of 11*** | ***SW*** | ***0.18 / 926.99*** | ***182.09 / -3*** | ***AMF VOIT INC***
426 W ALMOND
ORANGE CA 926660000 | ***ENVIROSTOR***

Estor/EPA ID:	80001403	**Assembly District:**	68
Site Code:		**Senate District:**	34
Nat Priority List:	NO	**Permit Renewal Lead:**	
APN:	NONE SPECIFIED	**Public Partici Spclst:**	
Census Tract:	6059075902	**Project Manager:**	
Site Type:	CORRECTIVE ACTION	**County:**	ORANGE
Address Description:	426 W ALMOND	**Latitude:**	33.785179
Office:	CLEANUP CYPRESS	**Longitude:**	-117.857106
Special Program:		**Acres:**	0 ACRES
Funding:		**Supervisor:**	PATRICK HSIEH
Cleanup Status:	NO ACTION REQUIRED AS OF 10/5/2018		
Cleanup Oversight Agencies:	NONE SPECIFIED		
School District:			
Past Use that Caused Contam:	NONE SPECIFIED		
Potential Media Affected:	NONE SPECIFIED		

Potential Contamin of Concern:

NONE SPECIFIED

Site History:

This facility manufactured sporting goods. Owner of the facility is JBL Enterprises.

AMF Voit submitted Part A on 11/4/80. An ISD was granted 3/30/81. On 06/08/81, facility submitted a request for permit withdrawl. On 06/23/81, USEPA sent a letter to VOIT, stating they have reviewed the wihdrawl request they are returning documents VOIT submitted. This was the first permit withdrawl request approval. On 11/9/92, DTSC delisted the facility and stated that this facility did not operate as TSDF.

Status: NO ACTION REQUIRED
Program Type: CORRECTIVE ACTION
CalEnviroScreen Score: 45-50%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=80001403

Completed Activities

Title: Voluntary C A
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Order
Date Completed: 6/1/1988
Comments:

Title: CA PROCESS IS TERMINATED (CA999)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * CA Process is Terminated
Date Completed: 6/1/1988
Comments: A PA conducted. PA states NFA. Date of PA is listed as June 1988.

Title:
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: RCRA Facility Assessment Report
Date Completed: 10/7/1988
Comments:

Title: PA OR CERCLA INSPECTION-NOT A PA PLUS (CA049PA)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Assessment Report
Date Completed: 6/1/1988
Comments: A PA conducted. PA states NFA. Date of PA is listed as June 1988.

Title: RFA COMPLETED (CA050R9)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: RCRA Facility Assessment Report
Date Completed: 10/7/1988

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
39	6 of 11	SW	0.18 / 926.99	182.09 / -3	AMF VOIT INC 426 W ALMOND ORANGE CA 926660000	ENVIROSTOR

Estor/EPA ID: CAD049901176
Site Code:
Nat Priority List:
APN:
Census Tract: 6059075902
Site Type: CLOSED
Address Description: 426 W ALMOND
Office:
Special Program:
Funding:
Cleanup Status:
Cleanup Oversight Agencies:
School District:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contamin of Concern:

Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: ORANGE
Latitude: 33.785179
Longitude: -117.857106
Acres:
Supervisor:

Site History:

This facility manufactured sporting goods. Owner of the facility is JBL Enterprises.

AMF Voit submitted Part A on 11/4/80. An ISD was granted 3/30/81. On 06/08/81, facility submitted a request for permit withdrawl. On 06/23/81, USEPA sent a letter to VOIT, stating they have reviewed the wihdrawl request they are returning documents VOIT submitted. This was the first permit withdrawl request approval. On 11/9/92, DTSC delisted the facility and stated that this facility did not operate as TSDF.

Status: CLOSED
Program Type: HAZ WASTE - RCRA
CalEnviroScreen Score: 45-50%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD049901176

Permit Units - Completed Activities

Date: 6/8/1981
Event Description: NEW OPERATING PERMIT - FINAL PERMIT - WITHDRAWAL REQUEST RECEIVED
Unit: MULTIPLE UNITS
Doc Link:
Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD049901176&link_key=12848

Date: 11/4/1980
Event Description: NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Unit: MULTIPLE UNITS
Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD049901176&link_key=12848&document_category=INITIAL+PART+A+RECEIVED&event_description=New+Operating+Permit+%2D+APPLICATION+PART+A+RECEIVED+&mytype=pa
Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD049901176&link_key=12848

Date: 11/9/1992
Event Description: NEW OPERATING PERMIT - FINAL PERMIT - WITHDRAWAL REQUEST ACKNOWLEDGED
Unit: MULTIPLE UNITS
Doc Link:
Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD049901176&link_key=12848

Units Undergoing Closure

Date: 9/17/2018
Event Description: CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION
Unit: MULTIPLE UNITS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Doc Link:		https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD049901176&link_key=1647&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
39	7 of 11	SW	0.18 / 926.99	182.09 / -3	AMF VOIT INC 426 W ALMOND ORANGE CA 926660000	HWP

Estor/EPA ID: CAD049901176
Nat Priority List:
Census Tract: 6059075902
Permit Renewl Lead:
Project Manager:
Site Code:
Cleanup Status:
Cleanup Oversight Agencies:
Assembly District: 68
Senate District: 34
School District:
Office:
Public Participatn Spclst:
Special Program:
Funding:
Site Type: CLOSED
APN:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contaminants of Concern:

Acres:
Supervisor:
County: ORANGE
Latitude: 33.785179
Longitude: -117.857106

Site History:

This facility manufactured sporting goods. Owner of the facility is JBL Enterprises.

AMF Voit submitted Part A on 11/4/80. An ISD was granted 3/30/81. On 06/08/81, facility submitted a request for permit withdrawl. On 06/23/81, USEPA sent a letter to VOIT, stating they have reviewed the wihdrawl request they are returning documents VOIT submitted. This was the first permit withdrawl request approval. On 11/9/92, DTSC delisted the facility and stated that this facility did not operate as TSDF.

Status: CLOSED
Program Type: HAZ WASTE - RCRA
CalEnviroScreen Score: 45-50%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD049901176

Permit Units - Completed Activities

Event Description: NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Date: 11/4/1980
Unit: MULTIPLE UNITS
Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD049901176&link_key=12848&document_category=INITIAL+PART+A+RECEIVED&event_description=New+Operating+Permit+%2D+APPLICATION+PART+A+RECEIVED+&mytype=pa
Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD049901176&link_key=12848

Event Description: NEW OPERATING PERMIT - FINAL PERMIT - WITHDRAWAL REQUEST ACKNOWLEDGED
Date: 11/9/1992
Unit: MULTIPLE UNITS
Doc Link:
Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD049901176&link_key=12848

Event Description: NEW OPERATING PERMIT - FINAL PERMIT - WITHDRAWAL REQUEST RECEIVED
Date: 6/8/1981
Unit: MULTIPLE UNITS
Doc Link:
Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD049901176&link_key=12848

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

Units Undergoing Closure

Event Description: CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION
Date: 9/17/2018
Unit: MULTIPLE UNITS
Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD049901176&link_key=1647&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa

---

39	8 of 11	SW	0.18 / 926.99	182.09 / -3	AMF NEWPORT DIVERS 426 WEST ALMOND ORANGE CA 92667	ENVIROSTOR

Estor/EPA ID: 30340005
Site Code:
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6059075902
Site Type: * HISTORICAL
Address Description: 426 WEST ALMOND
Office: CLEANUP CYPRESS
Special Program: * CERC2
Funding:
Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: ORANGE
Latitude: 33.7851750815857
Longitude: -117.857101198959
Acres: NONE SPECIFIED
Supervisor:
Cleanup Status: REFER: OTHER AGENCY AS OF 6/21/1988
Cleanup Oversight Agencies: NONE SPECIFIED
School District:
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

CYANIDE (FREE)
NICKEL
UNCATEGORIZED

Site History:

Status: REFER: OTHER AGENCY
Program Type: HISTORICAL
CalEnviroScreen Score: 45-50%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=30340005

Completed Activities

Title: Discovery
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * Discovery
Date Completed: 9/6/1982
Comments: FACILITY IDENTIFIED I'D FROM ASP FILES

Title: Site Screening
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 10/26/1994
Comments: DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Title: Preliminary Assessment Report
Title Link:

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: Preliminary Assessment Report
Date Completed: 6/30/1988
Comments: PRELIM ASSESS DONE NO FURTHER ACTION, NO GROUNDWATER OR SURFACEWATER CONTAMINATION

Title: Site Screening
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 3/26/1987
Comments: DRIVE-BY REQUIRED SITE SCREENING DONE RATIONALE FOR PA: NEED ADDITIONAL INFO.

39	9 of 11	SW	0.18 / 926.99	182.09 / -3	SHELTON AND LAMONICA PROPERTIE 426 W. ALMOND ORANGE CA 92666	HHSS

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002ee25.pdf

---

39	10 of 11	SW	0.18 / 926.99	182.09 / -3	AMF VOIT INC 426 W ALMOND ORANGE CA 92667	SEMS ARCHIVE

Site ID: 0900117
EPA ID: CAD049901176
Superfund Alt Agmt: No
Federal Facility: No
FF Docket: No
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

FIPS Code: 06059
Cong District: 39
Region: 09
County: ORANGE

Action Information

Operable Units: 00
Action Code: VS
Action Name: ARCH SITE
Start Actual:
Finish Actual: 10/06/1989
Curr Action Lead: EPA Perf In-Hse

Qual:
SEQ: 1
FF: N
FF Docket: N
Region: 09

Operable Units: 00
Action Code: DS
Action Name: DISCVRY
Start Actual: 12/01/1987
Finish Actual: 12/01/1987
Curr Action Lead: St Perf

Qual:
SEQ: 1
FF: N
FF Docket: N
Region: 09

Operable Units: 00
Action Code: PA
Action Name: PA
Start Actual:
Finish Actual: 10/06/1989
Curr Action Lead: St Perf

Qual: N
SEQ: 1
FF: N
FF Docket: N
Region: 09

39	11 of 11	SW	0.18 / 926.99	182.09 / -3	AMF NEWPORT DIVERS 426 WEST ALMOND	CALSITES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					ORANGE CA 92667	

ID No:	30340005	**Assembly:**	
Status Date:	06/21/1988	**Senate:**	
NPL:		**Region:**	4
Tier:		**Region Name:**	LONG BEACH
Fund:		**County Co:**	30
Access :	C	**Facility County:**	ORANGE
Access Code:	CONTROLLED	**Lat Deg:**	0
Cortese:		**Lat Min:**	0
Hrscore:		**Lat Sec:**	0
Hrsdate:		**Lat Dir:**	
Groundwater Contam:		**Long Deg:**	0
GW Code:	NOT REPORTED	**Long Min:**	0
No Sources:	0	**Long Sec:**	0
RWQCB Name:	SANTA ANA	**Long Dir:**	
Branch Name:	SOUTHERN CA. - B	**LImethod:**	
Staff:		**LIdesc:**	
Senior:	MMONROY		
Status Name:	PROPERTY/SITE REFERRED TO ANOTHER AGENCY		
Type Name:	N/A		
Lead Name:	N/A		
SIC Name:	MANU - FABRICATED METAL PRODUCTS		
Filename:			
Background:			

Comments:

LETTER ABOUT PETROLEUM SPILL CO SANIT. PERMIT FILES. TRICHLOROETHANE & PETRO. WASTE FACILITY IDENTIFIED I'D FROM ASP FILES ABANDONED WASTE DISPOSAL SURVEY INFO. MFG BREATHING APPARATUS PLATING/POLIGHIG FINAL STRATEGY SITE REFERRED: TO LA HWMB ENFORCEMENT. DRIVE-BY REQUIRED SITE SCREENING DONE RATIONALE FOR PA: NEED ADDITIONAL INFO. CITY OF ORANGE FD UNDERGROUND TANK INFO. SANTA ANA RWQCB, NO FILE ORANGE CO. ENV. HLTH HAS FILES ORANGE CO. SANITATION DIST. PERMIT/WELL INFO. DWR WELL INFO. FACILITY DRIVE-BY NEAT EXTERIOR GROUND PHOTOS 6 PHOTOS OF OUTSIDE, 2 TAKEN INSIDE PRELIM ASSESS DONE NO FURTHER ACTION, NO GROUNDWATER OR SURFACEWATER CONTAMINATION SUBMIT TO EPA NO FURTHER ACTION UNDER CERCLA 2 DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC. TSD permit withdrawal granted on 8-23-81. Refer to County.

40	1 of 2	SW	0.18 / 927.45	181.91 / -3	JBL ENTERPRISES INC. 426 W ALMOND AVE. ORANGE CA 92666	EMISSIONS

1990 Criteria Data

Facility ID:	70223	**CERR Code:**	
Facility SIC Code:	3471	**TOGT:**	.3
CO:	30	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	70223	**COID:**	ORA
Facility SIC Code:	3471	**DISN:**	SOUTH COAST AQMD
CO:	30	**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
40	2 of 2	SW	0.18 / 927.45	181.91 / -3	SHELTON AND LAMONICA PROPERTIE 426 W. ALMOND ORANGE CA	HIST TANK

Owner Name: SHELTON AND LAMONICA PROPERTIE
Owner Street: 426 W. ALMOND
Owner City: ORANGE
Owner State: CA
Owner Zip: 92666
No of Containers: 1
County: ORANGE
Facility State: CA
Facility Zip: 92666

---

41 1 of 2 SW 0.18 / 934.99 182.29 / -3 PACKING HOUSE
426 W. ALMOND AVE
ORANGE CA 92866
RCRA NON GEN

EPA Handler ID: CAC003146029
Gen Status Universe: No Report
Contact Name: PACKING HOUSE
Contact Address: 426 W. ALMOND AVE , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-771-8900
Contact Email: SLAIDLAW@THOR-LBD.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20211029
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 20211029
Handler Name: PACKING HOUSE
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

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

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	426 W. ALMOND AVE
Name:	PACKING HOUSE	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	714-771-8900	***Country:***	
Source Type:	Implementer	***Zip Code:***	92866
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	426 W. ALMOND AVE
Name:	PACKING HOUSE	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	714-771-8900	***Country:***	
Source Type:	Implementer	***Zip Code:***	92866

41	*2 of 2*	*SW*	*0.18 / 934.99*	*182.29 / -3*	***PACKING HOUSE 426 W. ALMOND AVE. ORANGE CA 92866***	***RCRA NON GEN***

EPA Handler ID:	CAC003147655
Gen Status Universe:	No Report
Contact Name:	PACKING HOUSE
Contact Address:	426 W. ALMOND AVE. , , ORANGE , CA, 92866 ,
Contact Phone No and Ext:	714-771-8900
Contact Email:	ENKAY@ENKAYENGINEERING.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20211109
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	20211109
Handler Name:	PACKING HOUSE

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

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:**	426 W. ALMOND AVE.
Name:	PACKING HOUSE	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-771-8900	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	426 W. ALMOND AVE.
Name:	PACKING HOUSE	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-771-8900	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
42	1 of 1	ENE	0.18 / 951.26	193.19 / 8	191 ORANGE LLC 191 N ORANGE ST ORANGE CA 92866	RCRA NON GEN

EPA Handler ID: CAC003224073
Gen Status Universe: No Report
Contact Name: JOHN NEWMAN
Contact Address: 191 N ORANGE ST , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-330-2941
Contact Email: ELIZABETHS@PWSEI.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20230323
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20230323
Handler Name: 191 ORANGE LLC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: 191 ORANGE LLC
Date Became Current:
Date Ended Current:
Phone: 714-330-2941
Source Type: Implementer
Street No:
Street 1: 191 N ORANGE ST
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92866

Owner/Operator Ind: Current Operator
Type: Other
Name: JOHN NEWMAN
Date Became Current:
Date Ended Current:
Phone: 714-330-2941
Source Type: Implementer
Street No:
Street 1: 191 N ORANGE ST
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92866

43	1 of 1	W	0.18 / 958.84	178.09 / -7	GREER BROS. ENTERPRISES 133 NO. PIXLEY ORANGE CA	HIST TANK

Owner Name: GREER BROS. ENTERPRISES
Owner Street: 133 NO. PIXLEY
Owner City: ORANGE
Owner State: CA
Owner Zip: 92668
No of Containers: 1
County: ORANGE
Facility State: CA
Facility Zip: 92668

44	1 of 3	WSW	0.19 / 983.82	178.83 / -6	SO CAL GAS/ORANGE MGP E OF PIXLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92868	VCP

Estor/EPA ID: 30490106
Nat Priority List: NO
Census Tract: 6059076000
Permit Renewl Lead:
Project Manager: ANTHONY ROSAS
Acres: 0.25 ACRES
Supervisor: ANGELA GARCIA
County: ORANGE
Latitude: 33.7873642511822
Longitude: -117.858331382942
Site Code: 401811, 400293
Cleanup Status: ACTIVE AS OF 11/16/2017
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Assembly District: 68
Senate District: 34
School District:
Office: CLEANUP CYPRESS
Public Participatn Spclst: ELSA LOPEZ
Special Program: VOLUNTARY AGREEMENT - STANDARD VOLUNTARY AGREEMENT
Funding: SITE PROPONENT
Site Type: VOLUNTARY AGREEMENT
APN: NONE SPECIFIED
Past Use that Caused Contam: MANUFACTURED GAS PLANT
Potential Media Affected: SOIL
Potential Contamin of Concern:

POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)

Site History:

The 0.25-acre Orange Manufactured Gas Plant (MGP) Site, located east of Pixley Street, between Chapman & Almond Avenue, in Orange, CA, is currently vacant and relatively flat. An MGP operated at the Site between 1905 and 1911 and has since been used by SoCalGas as a metering and regulating facility that is part of a city-wide natural gas distribution system. The Site contains aboveground and underground distribution pipelines and aboveground controls. The Site is covered with a layer of gravel.

A Preliminary Endangerment Assessment (PEA) which was approved by DTSC in 1993, revealed that near-surface soils were impacted with polycyclic aromatic hydrocarbons (PAHs) and total petroleum hydrocarbons (TPHs). A Removal Action Workplan (RAW) was approved by DTSC in 1993 and implemented between Dec 15, 1993 and January 3, 1994 in which 1,017 tons of contaminated soils were excavated from the Site. Soil was excavated between 2 and 5 feet. After confirmation that all cleanup goals were met, the excavated areas were backfilled with certified clean soil by May 25, 1994 and DTSC issued a remedial action certification dated June 8, 1994 for unrestricted use.

In late February 2017, SoCalGas prepared to conduct a new construction project to trench and install additional pipelines at the Site. As the demolition crew began removal of existing isolated concrete pad footings, they observed bricks and potentially contaminated soil beneath or adjacent to one of the pad footings and contacted DTSC. SoCalGas continued with excavation of accessible contamination. All excavated waste was profiled, transported, and disposed of by SoCalGas and sampling of soils was conducted only where evidence of contamination was observed during trenching. However, impacted soils remain at the Site in unreachable areas under structures or isolated remnants from the former MGP facility.

Therefore, the property will remain appropriate for commercial/industrial use only. Appropriate restrictions, in the form of a land use covenant (LUC), will be placed on the property. DTSC is currently working with SoCalGas on a Voluntary Cleanup Agreement to conduct the necessary activities to place a LUC on the Site.

Status: ACTIVE - LAND USE RESTRICTIONS
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 65-70%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=30490106

Land Use Restrictions

Site Management Requirmnts: DAY CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NOTIFY PRIOR TO SUBSURFACE WORK
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED
Title: Land Use Covenant
Title Link: https://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/6289431512/Recorded%20LUC%5FOrange%20MGP%5F7%2D14%2D2022.pdf
Date Recorded: 7/14/2022

Completed Activities

Title: Soil Vapor Investigation Workplan Implementation (Offsite & Onsite Sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60489726
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/5/2020
Comments:

Title: Annual Cost Estimation Letter & REW FY 21/22
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60502662
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/15/2021
Comments:

Title: Soil Vapor Investigation Workplan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60477256

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 4/2/2020
Comments:

Title: Public Participation: Community Assessment Letter & Survey Questionnaire
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60468811
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 2/8/2020
Comments: Assessment letter and survey questionnaire were mailed to mailing list, key contact list, and mandatory list in English and Spanish.

Title: Site Screening
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 6/6/1991
Comments: Department requested that a preliminary endangerment Assessment be conducted on 02/27/1991. Southern California Gas Company representatives discussed PEA with DHS on 5/8/91. Contractors will conduct preliminary investigation activities with DHS supervision.

Title: Removal Action Completion Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=5010604
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 3/8/1994
Comments:

Title: Soil Vapor Probes Decommissioning Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60517281
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 8/1/2022
Comments:

Title: Annual Cost Estimation Letter & REW FY 20/21
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60466857
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/30/2020
Comments: Cost Estimation Letter and REW emailed to Dan Gifford.

Title: VCA
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60438138
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 7/25/2019

Comments: VCA signed by SoCalGas and DTSC.

Title: Land Use Covenant
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60447137
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction
Date Completed: 7/14/2022
Comments:

Title: Preliminary Endangerment Assessment Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 3/12/1992
Comments: DTSC approved So. Cal. Gas Co.PEA Report recomm. a removal action be performed to reduce risk of future exposure to the "lamp black" material buried on site.

Title: Soil Vapor Probes Decommissioning Fieldwork
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60521100
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 6/3/2022
Comments:

Title: Soil Vapor Investigation Data Results Document
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60478668
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 7/29/2020
Comments: DTSC approved the document as final.

Title: Public Participation: Work Notice (offsite sv sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60481566
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 10/9/2020
Comments:

Title: Document Review (lampblack discovered during construction)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60425266
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 5/17/2017
Comments: DTSC reviewed the documents regarding the construction project that SoCalGas is currently undertaking and which revealed PAHs contamination not previously removed, had a conference call with SoCalGas and their consultant (on 5/10/2017), and discussed the situation internally. DTSC then emailed Ben Ellis of SoCalGas that DTSC is not requiring a VCA at this time and to submit a Tech Memo with their plans to remove and dispose of the contaminated soils and after the fieldwork is done to submit a completion report for DTSC's review.

Title: Offsite & Onsite Soil Vapor Sampling (data results)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60491425

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 4/16/2021
Comments:

Title: CEQA
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * CEQA
Date Completed: 12/13/1993
Comments:

Title: Technical Memorandum
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60428117
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 4/24/2018
Comments: See response to comment # 3 in the RTCs from the Obeservation and Monitoring Report. This activity is closed.

Title: Soil Vapor Investigation Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60499079
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 9/22/2021
Comments:

Title: Soil Vapor Probes Decommissioning Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60517279
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 3/22/2022
Comments:

Title: Annual Cost Estimation Letter & REW FY 22/23
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60526151
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 11/4/2022
Comments:

Title: Project Management (7/1/2020 thru 6/30/2021)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2021
Comments:

Title: Public Participation Activities: Public Notice

Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60447138
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Notice
Date Completed: 3/18/2022
Comments:

Title: Public Participation: Work Notice (installation of probes for onsite sv sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60476329
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 2/21/2020
Comments: The Work Notice was distributed to line of sight surrounding the Site.

Title: CEQA: NOE
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Notice of Exemption
Date Completed: 12/13/2021
Comments:

Title: Fieldwork
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60433072
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 2/2/2018
Comments:

Title: NFA Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60447141
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 8/3/2022
Comments:

Title: Certification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=5007381
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Certification
Date Completed: 6/23/1994
Comments:

Title: Removal Action Workplan (1993 RAW)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60448967
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Date Completed: 7/30/1993
Comments:

Title: Addendum to Soil Vapor Investigation Workplan (Offsite Sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60481552
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 9/2/2020
Comments: DTSC reviewed and agrreed with the proposed locations for offsite sv sampling.

Title: Site Excavation Observation & Monitoring Report (Completion Report)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60441791
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 9/4/2018
Comments: DTSC approved Completion Report.

Title: Order
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=5007668
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 8/20/1993
Comments:

Title: PEA Equivalent
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60447493
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 2/4/2022
Comments:

Title: De-certification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60447136
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: De-Certification
Date Completed: 8/5/2019
Comments: DTSC de-certified the Site due to contamination found on site after the Site was certified in 1994. SoCalGas, the responsible party, has entered into a new Voluntary Agreement with DTSC because contamination was left in place onsite. A Land Use Covenanat will be placed on the Site before it is re-certified.

Title: Soil Vapor Investigation Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60472149
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 2/4/2020
Comments: DTSC approved the Workplan to be implemented by end of Feb 2020.

Title: Engineering Evaluation / Cost Analysis
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * Engineering Evaluation / Cost Analysis

Date Completed: 6/30/1993
Comments:

Title: Work Notice (sampling soil vapor onsite)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60477102
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 2/21/2020
Comments: work notices were posted and distributed to line of sight for the soil vapor investigation work plan implementation. Only the probes were installed that day.

Title: Project Management (7/1/2021 thru 6/30/2022)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2022
Comments:

44	2 of 3	WSW	0.19 / 983.82	178.83 / -6	SO CAL GAS/ORANGE MGP E OF PIXLEY ST BTW CHAPMAN & ALMOND AVE ORANGE CA 92868	ENVIROSTOR

Estor/EPA ID: 30490106
Site Code: 401811, 400293
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6059076000
Site Type: VOLUNTARY AGREEMENT
Address Description: E OF PIXLEY ST BTW CHAPMAN & ALMOND AVE
Office: CLEANUP CYPRESS
Special Program: VOLUNTARY AGREEMENT - STANDARD VOLUNTARY AGREEMENT
Funding: SITE PROPONENT
Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst: ELSA LOPEZ
Project Manager: ANTHONY ROSAS
County: ORANGE
Latitude: 33.7873642511822
Longitude: -117.858331382942
Acres: 0.25 ACRES
Supervisor: ANGELA GARCIA
Cleanup Status: ACTIVE AS OF 11/16/2017
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District:
Past Use that Caused Contam: MANUFACTURED GAS PLANT
Potential Media Affected: SOIL
Potential Contamin of Concern:

POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)

Site History:

The 0.25-acre Orange Manufactured Gas Plant (MGP) Site, located east of Pixley Street, between Chapman & Almond Avenue, in Orange, CA, is currently vacant and relatively flat. An MGP operated at the Site between 1905 and 1911 and has since been used by SoCalGas as a metering and regulating facility that is part of a city-wide natural gas distribution system. The Site contains aboveground and underground distribution pipelines and aboveground controls. The Site is covered with a layer of gravel.

A Preliminary Endangerment Assessment (PEA) which was approved by DTSC in 1993, revealed that near-surface soils were impacted with polycyclic aromatic hydrocarbons (PAHs) and total petroleum hydrocarbons (TPHs). A Removal Action Workplan (RAW) was approved by DTSC in 1993 and implemented between Dec 15, 1993 and January 3, 1994 in which 1,017 tons of contaminated soils were excavated from the Site. Soil was excavated between 2 and 5 feet. After confirmation that all cleanup goals were met, the excavated areas were backfilled with certified clean soil by May 25, 1994 and DTSC issued a remedial action certification dated June 8, 1994 for unrestricted use.

In late February 2017, SoCalGas prepared to conduct a new construction project to trench and install additional pipelines at the Site. As the demolition crew began removal of existing isolated concrete pad footings, they observed bricks and potentially contaminated soil beneath or adjacent to one of the pad footings and contacted DTSC. SoCalGas continued with excavation of accessible contamination. All excavated waste was profiled, transported, and disposed of by SoCalGas and sampling of soils was conducted only where evidence of contamination was observed during trenching. However, impacted soils remain at the Site in unreachable areas under structures or isolated remnants from the former MGP facility.

Therefore, the property will remain appropriate for commercial/industrial use only. Appropriate restrictions, in the form of a land use covenant (LUC), will be placed on the property. DTSC is currently working with SoCalGas on a Voluntary Cleanup Agreement to conduct the necessary activities to place a LUC on the Site.

Status: ACTIVE - LAND USE RESTRICTIONS
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 65-70%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=30490106

Land Use Restrictions

Site Management Requirements: DAY CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NOTIFY PRIOR TO SUBSURFACE WORK
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED
Title: Land Use Covenant
Title Link: https://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/6289431512/Recorded%20LUC%5FOrange%20MGP%5F7%2D14%2D2022.pdf
Date Recorded: 7/14/2022

Completed Activities

Title: Soil Vapor Probes Decommissioning Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60517281
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 8/1/2022
Comments:

Title: PEA Equivalent
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60447493
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 2/4/2022
Comments:

Title: Work Notice (sampling soil vapor onsite)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60477102
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 2/21/2020
Comments: work notices were posted and distributed to line of sight for the soil vapor investigation work plan implementation. Only the probes were installed that day.

Title: Soil Vapor Investigation Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60472149
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 2/4/2020
Comments: DTSC approved the Workplan to be implemented by end of Feb 2020.

Title: Certification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=5007381
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Certification
Date Completed: 6/23/1994
Comments:

Title: Engineering Evaluation / Cost Analysis
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * Engineering Evaluation / Cost Analysis
Date Completed: 6/30/1993
Comments:

Title: Land Use Covenant
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60447137
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction
Date Completed: 7/14/2022
Comments:

Title: Soil Vapor Probes Decommissioning Fieldwork
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60521100
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 6/3/2022
Comments:

Title: Addendum to Soil Vapor Investigation Workplan (Offsite Sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60481552
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 9/2/2020
Comments: DTSC reviewed and agrreed with the proposed locations for offsite sv sampling.

Title: Removal Action Workplan (1993 RAW)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60448967
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Date Completed: 7/30/1993
Comments:

Title: Project Management (7/1/2021 thru 6/30/2022)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2022

Comments:

Title: Public Participation Activities: Public Notice
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60447138
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Notice
Date Completed: 3/18/2022
Comments:

Title: CEQA: NOE
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Notice of Exemption
Date Completed: 12/13/2021
Comments:

Title: Soil Vapor Investigation Data Results Document
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60478668
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 7/29/2020
Comments: DTSC approved the document as final.

Title: Soil Vapor Investigation Workplan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60477256
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 4/2/2020
Comments:

Title: Site Screening
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 6/6/1991
Comments: Department requested that a preliminary endangerment Assessment be conducted on 02/27/1991. Southern California Gas Company representatives discussed PEA with DHS on 5/8/91. Contractors will conduct preliminary investigation activities with DHS supervision.

Title: Public Participation: Work Notice (installation of probes for onsite sv sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60476329
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 2/21/2020
Comments: The Work Notice was distributed to line of sight surrounding the Site.

Title: VCA
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60438138
Area Name:
Area Link:
Sub Area:

Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 7/25/2019
Comments: VCA signed by SoCalGas and DTSC.

Title: Technical Memorandum
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60428117
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 4/24/2018
Comments: See response to comment # 3 in the RTCs from the Obeservation and Monitoring Report. This activity is closed.

Title: Fieldwork
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60433072
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 2/2/2018
Comments:

Title: CEQA
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * CEQA
Date Completed: 12/13/1993
Comments:

Title: Annual Cost Estimation Letter & REW FY 21/22
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60502662
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/15/2021
Comments:

Title: Annual Cost Estimation Letter & REW FY 20/21
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60466857
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/30/2020
Comments: Cost Estimation Letter and REW emailed to Dan Gifford.

Title: Order
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=5007668
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 8/20/1993
Comments:

Title: NFA Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60447141
Area Name:
Area Link:

Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 8/3/2022
Comments:

Title: Project Management (7/1/2020 thru 6/30/2021)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2021
Comments:

Title: Offsite & Onsite Soil Vapor Sampling (data results)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60491425
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 4/16/2021
Comments:

Title: Soil Vapor Investigation Workplan Implementation (Offsite & Onsite Sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60489726
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/5/2020
Comments:

Title: Public Participation: Work Notice (offsite sv sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60481566
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 10/9/2020
Comments:

Title: De-certification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60447136
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: De-Certification
Date Completed: 8/5/2019
Comments: DTSC de-certified the Site due to contamination found on site after the Site was certified in 1994. SoCalGas, the responsible party, has entered into a new Voluntary Agreement with DTSC because contamination was left in place onsite. A Land Use Covenanat will be placed on the Site before it is re-certified.

Title: Document Review (lampblack discovered during construction)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60425266
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 5/17/2017
Comments: DTSC reviewed the documents regarding the construction project that SoCalGas is currently undertaking and which revealed PAHs contamination not previously removed, had a conference call with SoCalGas and their consultant (on 5/10/2017), and discussed the situation internally. DTSC then emailed Ben Ellis of SoCalGas that

DTSC is not requiring a VCA at this time and to submit a Tech Memo with their plans to remove and dispose of the contaminated soils and after the fieldwork is done to submit a completion report for DTSC's review.

Title: Removal Action Completion Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=5010604
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 3/8/1994
Comments:

Title: Annual Cost Estimation Letter & REW FY 22/23
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60526151
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 11/4/2022
Comments:

Title: Soil Vapor Probes Decommissioning Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60517279
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 3/22/2022
Comments:

Title: Soil Vapor Investigation Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60499079
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 9/22/2021
Comments:

Title: Public Participation: Community Assessment Letter & Survey Questionnaire
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60468811
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 2/8/2020
Comments: Assessment letter and survey questionnaire were mailed to mailing list, key contact list, and mandatory list in English and Spanish.

Title: Site Excavation Observation & Monitoring Report (Completion Report)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60441791
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 9/4/2018
Comments: DTSC approved Completion Report.

Title: Preliminary Endangerment Assessment Report
Title Link:
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: Preliminary Endangerment Assessment Report
Date Completed: 3/12/1992
Comments: DTSC approved So. Cal. Gas Co.PEA Report recomm. a removal action be performed to reduce risk of future exposure to the "lamp black" material buried on site.

---

44 | ***3 of 3*** | ***WSW*** | ***0.19 / 983.82*** | ***178.83 / -6*** | ***SO CAL GAS/ORANGE MGP***
E OF PIXLEY ST BTW CHAPMAN
& ALMOND AVE
ORANGE CA 92868 | ***LUR***

Estor/EPA ID:	30490106	***Acres:***	0.25 ACRES
Nat Priority List:	NO	***Supervisor:***	ANGELA GARCIA
Census Tract:	6059076000	***County:***	ORANGE
Permit Renewl Lead:		***Latitude:***	33.7873642511822
Project Manager:	ANTHONY ROSAS	***Longitude:***	-117.858331382942

Site Code: 401811, 400293
Cleanup Status: ACTIVE AS OF 11/16/2017
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Assembly District: 68
Senate District: 34
School District:
Office: CLEANUP CYPRESS
Public Participatn Spclst: ELSA LOPEZ
Special Program: VOLUNTARY AGREEMENT - STANDARD VOLUNTARY AGREEMENT
Funding: SITE PROPONENT
Site Type: VOLUNTARY AGREEMENT
APN: NONE SPECIFIED
Past Use that Caused Contam: MANUFACTURED GAS PLANT
Potential Media Affected: SOIL
Potential Contamin of Concern:

POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)

Site History:

The 0.25-acre Orange Manufactured Gas Plant (MGP) Site, located east of Pixley Street, between Chapman & Almond Avenue, in Orange, CA, is currently vacant and relatively flat. An MGP operated at the Site between 1905 and 1911 and has since been used by SoCalGas as a metering and regulating facility that is part of a city-wide natural gas distribution system. The Site contains aboveground and underground distribution pipelines and aboveground controls. The Site is covered with a layer of gravel.

A Preliminary Endangerment Assessment (PEA) which was approved by DTSC in 1993, revealed that near-surface soils were impacted with polycyclic aromatic hydrocarbons (PAHs) and total petroleum hydrocarbons (TPHs). A Removal Action Workplan (RAW) was approved by DTSC in 1993 and implemented between Dec 15, 1993 and January 3, 1994 in which 1,017 tons of contaminated soils were excavated from the Site. Soil was excavated between 2 and 5 feet. After confirmation that all cleanup goals were met, the excavated areas were backfilled with certified clean soil by May 25, 1994 and DTSC issued a remedial action certification dated June 8, 1994 for unrestricted use.

In late February 2017, SoCalGas prepared to conduct a new construction project to trench and install additional pipelines at the Site. As the demolition crew began removal of existing isolated concrete pad footings, they observed bricks and potentially contaminated soil beneath or adjacent to one of the pad footings and contacted DTSC. SoCalGas continued with excavation of accessible contamination. All excavated waste was profiled, transported, and disposed of by SoCalGas and sampling of soils was conducted only where evidence of contamination was observed during trenching. However, impacted soils remain at the Site in unreachable areas under structures or isolated remnants from the former MGP facility.

Therefore, the property will remain appropriate for commercial/industrial use only. Appropriate restrictions, in the form of a land use covenant (LUC), will be placed on the property. DTSC is currently working with SoCalGas on a Voluntary Cleanup Agreement to conduct the necessary activities to place a LUC on the Site.

Status: ACTIVE - LAND USE RESTRICTIONS
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 65-70%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=30490106

Land Use Restrictions

Site Management Requirmnts: DAY CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT

NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NOTIFY PRIOR TO SUBSURFACE WORK
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED

Title: Land Use Covenant
Title Link: https://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/6289431512/Recorded%20LUC%5FOrange%20MGP%5F7%2D14%2D2022.pdf
Date Recorded: 7/14/2022

Completed Activities

Title: De-certification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60447136
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: De-Certification
Date Completed: 8/5/2019
Comments: DTSC de-certified the Site due to contamination found on site after the Site was certified in 1994. SoCalGas, the responsible party, has entered into a new Voluntary Agreement with DTSC because contamination was left in place onsite. A Land Use Covenanat will be placed on the Site before it is re-certified.

Title: Addendum to Soil Vapor Investigation Workplan (Offsite Sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60481552
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 9/2/2020
Comments: DTSC reviewed and agrreed with the proposed locations for offsite sv sampling.

Title: Work Notice (sampling soil vapor onsite)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60477102
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 2/21/2020
Comments: work notices were posted and distributed to line of sight for the soil vapor investigation work plan implementation. Only the probes were installed that day.

Title: Public Participation Activities: Public Notice
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60447138
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Notice
Date Completed: 3/18/2022
Comments:

Title: Offsite & Onsite Soil Vapor Sampling (data results)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60491425
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 4/16/2021
Comments:

Title: Land Use Covenant
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60447137
Area Name:

Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction
Date Completed: 7/14/2022
Comments:

Title: Soil Vapor Probes Decommissioning Fieldwork
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60521100
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 6/3/2022
Comments:

Title: Certification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=5007381
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Certification
Date Completed: 6/23/1994
Comments:

Title: Site Screening
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 6/6/1991
Comments: Department requested that a preliminary endangerment Assessment be conducted on 02/27/1991. Southern California Gas Company representatives discussed PEA with DHS on 5/8/91. Contractors will conduct preliminary investigation activities with DHS supervision.

Title: NFA Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60447141
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 8/3/2022
Comments:

Title: VCA
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60438138
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 7/25/2019
Comments: VCA signed by SoCalGas and DTSC.

Title: CEQA
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * CEQA
Date Completed: 12/13/1993
Comments:

Title: Project Management (7/1/2020 thru 6/30/2021)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2021
Comments:

Title: Public Participation: Work Notice (installation of probes for onsite sv sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60476329
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 2/21/2020
Comments: The Work Notice was distributed to line of sight surrounding the Site.

Title: CEQA: NOE
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Notice of Exemption
Date Completed: 12/13/2021
Comments:

Title: PEA Equivalent
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60447493
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 2/4/2022
Comments:

Title: Soil Vapor Investigation Workplan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60477256
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 4/2/2020
Comments:

Title: Document Review (lampblack discovered during construction)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60425266
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 5/17/2017
Comments: DTSC reviewed the documents regarding the construction project that SoCalGas is currently undertaking and which revealed PAHs contamination not previously removed, had a conference call with SoCalGas and their consultant (on 5/10/2017), and discussed the situation internally. DTSC then emailed Ben Ellis of SoCalGas that DTSC is not requiring a VCA at this time and to submit a Tech Memo with their plans to remove and dispose of the contaminated soils and after the fieldwork is done to submit a completion report for DTSC's review.

Title: Removal Action Completion Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=5010604
Area Name:
Area Link:
Sub Area:

Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 3/8/1994
Comments:

Title: Site Excavation Observation & Monitoring Report (Completion Report)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60441791
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 9/4/2018
Comments: DTSC approved Completion Report.

Title: Soil Vapor Probes Decommissioning Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60517279
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 3/22/2022
Comments:

Title: Annual Cost Estimation Letter & REW FY 21/22
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60502662
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/15/2021
Comments:

Title: Fieldwork
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60433072
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 2/2/2018
Comments:

Title: Preliminary Endangerment Assessment Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 3/12/1992
Comments: DTSC approved So. Cal. Gas Co.PEA Report recomm. a removal action be performed to reduce risk of future exposure to the "lamp black" material buried on site.

Title: Order
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=5007668
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 8/20/1993
Comments:

Title: Annual Cost Estimation Letter & REW FY 20/21
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60466857
Area Name:

Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/30/2020
Comments: Cost Estimation Letter and REW emailed to Dan Gifford.

Title: Soil Vapor Investigation Data Results Document
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60478668
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 7/29/2020
Comments: DTSC approved the document as final.

Title: Engineering Evaluation / Cost Analysis
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * Engineering Evaluation / Cost Analysis
Date Completed: 6/30/1993
Comments:

Title: Soil Vapor Investigation Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60499079
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 9/22/2021
Comments:

Title: Soil Vapor Investigation Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60472149
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 2/4/2020
Comments: DTSC approved the Workplan to be implemented by end of Feb 2020.

Title: Soil Vapor Investigation Workplan Implementation (Offsite & Onsite Sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60489726
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/5/2020
Comments:

Title: Removal Action Workplan (1993 RAW)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60448967
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Date Completed: 7/30/1993
Comments:

Title: Soil Vapor Probes Decommissioning Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60517281

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: 8/1/2022
Comments:

Title: Public Participation: Work Notice (offsite sv sampling)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60481566
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 10/9/2020
Comments:

Title: Public Participation: Community Assessment Letter & Survey Questionnaire
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60468811
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 2/8/2020
Comments: Assessment letter and survey questionnaire were mailed to mailing list, key contact list, and mandatory list in English and Spanish.

Title: Technical Memorandum
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&doc_id=60428117
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 4/24/2018
Comments: See response to comment # 3 in the RTCs from the Obeservation and Monitoring Report. This activity is closed.

Title: Project Management (7/1/2021 thru 6/30/2022)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2022
Comments:

Title: Annual Cost Estimation Letter & REW FY 22/23
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30490106&enforcement_id=60526151
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 11/4/2022
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	1 of 6	WSW	0.19 / 1,018.13	178.43 / -7	Truck Lubrication Co 143 S Pixley St Orange, Ca 92868-2841 CA	AST ORANGE

Establishment ID: FA0027800

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	2 of 6	WSW	0.19 / 1,018.13	178.43 / -7	143 S PIXLEY ST ORANGE CA 92868	AST

Total Capacity(Gal): 1,320
CUPA: Orange
Owner Name: TRUCK LUBRICATION CO
County: Orange

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	3 of 6	WSW	0.19 / 1,018.13	178.43 / -7	TRUCK LUBRICATION INC 143 S. PIXLEY STREET ORANGE CA 92668	HHSS

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e4ad.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	4 of 6	WSW	0.19 / 1,018.13	178.43 / -7	TRUCK LUBRICATION CO 143 S PIXLEY ST ORANGE CA 92868	CERS TANK

Site ID: 412550
Latitude: 33.786980
Longitude: -117.858276

Regulated Programs

EI ID: 10539961
EI Description: Hazardous Waste Generator

EI ID: 10539961
EI Description: Chemical Storage Facilities

EI ID: 10539961
EI Description: Aboveground Petroleum Storage

Violations

Violation Date: 07/13/2015
Violation Source: CERS
Violation Program: APSA
Violation Division: Orange County Environmental Health
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 08/18/2015. Table G-4 "Containers with potential for an oil discharge" in the SPCC plan was blank. Complete the table with the requested information. Once completed, please submit a copy to this Agency.

Violation Description:

Failure to adequately discuss bulk storage tanks or no discussion regarding bulk storage tanks included within the SPCC Plan.

Violations

Violation Date: 07/02/2019
Violation Source: CERS
Violation Program: APSA
Violation Division: Orange County Environmental Health
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 07/02/2019. The SPCC had not been reviewed since it was established on 6/10/2013. Corrective Action: During the inspection the SPCC plan was reviewed and recertified. No further corrective action necessary.

Violation Description:

Failure to complete a review and evaluation of the SPCC Plan at least once every five years, document the completion of the review, and sign a statement as to whether the SPCC Plan will be amended.

Violations

Violation Date: 07/02/2019 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Orange County Environmental Health
Citation: 22 CCR 15 66265.192(a) - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.192(a)
Violation Notes:

Returned to compliance on 08/09/2019. A hazardous waste tank system assessment had not been conducted on the 1,500 gallon waste oil tank stored onsite. Corrective Action: Have an independent, qualified, professional engineer provide a written assessment of the waste oil tank and provide documentation of the assessment to this agency within 60 days.

Violation Description:

Failure to obtain and maintain a written assessment reviewed and certified by an independent, qualified, professional engineer prior to placing the tank system in service. The written assessment shall state that, the new hazardous waste tank system has sufficient structural integrity, is acceptable for the transferring, storing and treating of hazardous waste, and that the tanks and containment system including the foundation, structural support, seams, connections, and pressure controls (if applicable) are suitably designed to meet the regulation.

Violations

Violation Date: 07/13/2015 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 08/18/2015. Annual training of the facility's oil handling personnel in the SPPC plan was not being conducted. Conduct the required training. Once completed, please submit a copy of the updated training log to this Agency.

Violation Description:

Failure to provide training regarding:
1. The operation and maintenance of equipment to prevent discharges.
2. Discharge procedure protocols.
3. Applicable pollution control laws, rules, and regulations.
4. General facility operations. AND
5. The contents of the SPCC Plan.

Violations

Violation Date: 07/13/2015 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Orange County Environmental Health
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 08/18/2015. Daily inspection records for the hazardous waste storage tank system were not available for review. Maintain inspection records and have available for inspection. Please submit a copy of the inspection record for the next two weeks, once completed, to this Agency for our review.

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).

Violations

Violation Date: 07/02/2019 ***Violation Source:*** CERS

Violation Program: APSA ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 08/05/2019. The berm around the motor oil and hydraulic oil ASTs was observed to have a gap capable of releasing oil in the case of a spill. Corrective Action: Repair the secondary containment structure around the motor oil and hydraulic oil storage area to be sufficiently impervious to contain oil spilled within.

Violation Description:

Failure to provide bulk storage containers with adequate secondary containment large enough to contain the entire capacity of the largest container plus additional capacity to contain precipitation when applicable, and/or failure to position/locate mobile or portable containers to prevent a discharge.

Evaluations

Eval Date: 07/13/2015
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site for a routine non-RCRA large quantity (LQG) hazardous waste generator inspection. Staci Bevell and Bob Bumstead were present for the inspection and provided consent to inspect. The facility's operations and the waste generated were discussed. The inspection included a walk of the facility's outside perimeter and its trash storage areas. I did not observe hazardous waste in the facility's trash or as run off on the ground. The storage of the facility's hazardous waste was inspected. The storage containers were closed and marked with the required information. Proper accumulation time for waste storage was observed. Adequate aisle space was observed. The receipts for the removal of the facility's hazardous waste were on site and available for review. The records for the last year were reviewed. Additional documentation maintained on site and available for review included: SPPC Plan, which provided written spill response directions and emergency [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/02/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Walked the facility with Staci Bevell, Office Manager and Bob Bumstead, owner. Verified ownership as Truck Lubrication Company Inc. and the number of employees as 11. Inspected the hazardous waste storage area, the yard, the garage, the municipal trash, and the perimeter. No hazardous materials were observed in the municipal trash. Reviewed hazardous waste manifests from the previous three years. Daily inspections were conducted on the waste oil tanks and documentation was reviewed. Annual training records were documented and reviewed. The contingency plan was observed in the office.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/22/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Stacy called. We discussed violations and actions to be completed. She informed me that all will be completed within 2 weeks.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/13/2015
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health

Eval Program: APSA
Eval Source: CERS
Eval Notes:

On site for an above ground petroleum storage tank (APST) inspection. Staci Bevell and Bob Bumstead were present for the inspection. This facility is regulated under the Above Ground Storage Act (APSA). There is equal to or greater than 1,320 but less than 9,999 gallons of regulated petroleum products in drums or tanks sized 55 gallons or larger on site. The facility had a Spill Control and Countermeasure (SPCC) plan. Its most recent review date was 6-10-13. The plan was on site and available for review. SPILL CONTROL: Inspection found bulk petroleum storage secondary containment and available spill response sorbent materials were provided. We discussed the completion of the SPCC plan to include this information. INSPECTIONS: Owner reported that monthly inspections were being conducted as described in the plan. However, inspection records were not maintained. You must keep a record of the inspections and tests performed, signed by the appropriate supervisor [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/17/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Attempted to conduct an inspection, Staci Bezzell stated that no employee was onsite at that time. Rescheduled for 7/2/2019 at 830AM.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/09/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

After further review the tank was determined to be a portable container and not a stationary tank. Violation I162 has been voided, no further corrective action necessary.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/30/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site inspection was attempted. Building was locked. I contacted contact by phone to request access. She informed me that business is a mobile service and facility is unmanned. An inspection can be arranged. She advised me that she is on location mondays and wednesdays. An inspection will be arranged.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/29/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Accepted CERS; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/14/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency

Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Review PR and CERS contacts for inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/18/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

This Agency received the requested documents. The violations (I009, I320) cited on the 7-13-15 APST inspection report were corrected. report PDF copy to Staci Bevell; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/04/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/02/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

On site for routine Aboveground Petroleum Storage Tank (APST) inspection. Consent to enter and inspect was given by Staci Bevell, Office Manager. Also present during the inspection was Bob Bumstead, owner. The facility has the following petroleum storage capacity: - 1,500 gallon Double walled (DW), Waste Oil Aboveground Storage Tank(AST) - (2) 1,000 gallon Single Walled (SW), Motor Oil AST - (3) 500 gallon SW, Hydraulic Oil AST - (15) 55 gallon drums, Lubricating Oils Total petroleum storage for the facility= 5,710 gallons An SPCC Plan is maintained on site and is dated 7/2/2019. (Refer to violation) Employee training records for employees that conduct oil-handling activities were available and reviewed. Daily inspection were documented and reviewed during the inspection. A copy of this inspection report was emailed to Staci Bevell at staci@trucklubricatioco.com.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/30/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

On site inspection was attempted. Building was locked. I contacted contact by phone to request access. She informed me that business is a mobile service and facility is unmanned. An inspection can be arranged. She advised me that she is on location mondays and wednesdays. An inspection will be arranged. She advised me that they are not regulated as APST since storage capacity is below threshold.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/14/2022
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency

Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

field verification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/29/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

2019 CERS APSA complete; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/18/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

This Agency received the requested document. The violation (I266) cited on the 7-13-15 APST inspection report was corrected. report PDF copy to Staci Bevell; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/05/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

A photograph documenting repairing to the secondary containment wall surrounding the motor oil ASTs was received by this agency. Violation I036 was observed to be corrected, no further corrective action necessary.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/22/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

no violations observed; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: TRUCK LUBRICATION CO
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: Robert Bumstead
Entity Title: President
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Operator
Entity Name: ROBERT BUMSTEAD
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (714) 997-7730

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 143 S PIXLEY ST
City: ORANGE
State: CA
Country:
Zip Code: 92868
Phone:

Affil Type Desc: Property Owner
Entity Name: Robert Bumstead
Entity Title:
Address: 143 S. Pixley St.
City: Orange
State: CA
Country: United States
Zip Code: 92868
Phone: (714) 997-7730

Affil Type Desc: Legal Owner
Entity Name: Truck Lubrication Co., Inc.
Entity Title:
Address: 143 S. Pixley St.
City: Orange
State: CA
Country: United States
Zip Code: 92868
Phone: (714) 997-7730

Affil Type Desc: Document Preparer
Entity Name: Robert Bumstead
Entity Title:
Address:
City:
State:
Country:
Zip Code:

Phone:

Affil Type Desc: Environmental Contact
Entity Name: ROBERT BUMSTEAD
Entity Title:
Address: 143 S. Pixley St.
City: Orange
State: CA
Country:
Zip Code: 92868
Phone:

Coordinates

Env Int Type Code: APSA
Program ID: 10539961
Latitude: 33.786980
Longitude: -117.858280
Coord Name:
Ref Point Type Desc: Center of a facility or station.

45	5 of 6	WSW	0.19 / 1,018.13	178.43 / -7	TRUCK LUBRICATION INC 143 S PIXLEY ST ORANGE CA 92668-0000	RCRA NON GEN

EPA Handler ID: CAL000027698
Gen Status Universe: No Report
Contact Name: ROBERT D. BUMSTEAD
Contact Address: 143 S PIXLEY ST , , ORANGE , CA, 92868 ,
Contact Phone No and Ext: 714-997-7730
Contact Email: STACI@TRUCKLUBRICATIONCO.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19900705
Location Latitude: 33.787027
Location Longitude: -117.858555

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 Jul, 2023.

Evaluation Details

Evaluation Start Date: 20111231
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
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: 19900705
Handler Name: TRUCK LUBRICATION INC
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: ROBERT D. BUMSTEAD
Date Became Current:
Date Ended Current:
Phone: 714-997-7730
Source Type: Implementer
Street No:
Street 1: 143 S PIXLEY ST
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92868

Owner/Operator Ind: Current Owner
Type: Other
Name: TRUCK LUBRICATION CO. INC.
Date Became Current:
Date Ended Current:
Phone: 714-997-7730
Source Type: Implementer
Street No:
Street 1: 143 S PIXLEY ST
Street 2:
City: ORANGE
State: CA
Country:
Zip Code: 92668-0000

---

45 | ***6 of 6*** | ***WSW*** | ***0.19 / 1,018.13*** | ***178.43 / -7*** | ***TRUCK LUBRICATION COMPANY-ORANGE
143 S PIXLEY ST
ORANGE CA 92868*** | ***C&D
DEBRIS RECY***

County: ORANGE

Activity Type: USED OIL COLLECTION
Phone No:

---

46 | ***1 of 1*** | ***W*** | ***0.19 / 1,020.36*** | ***176.85 / -8*** | ***GREER BROS ENTERPRISES
133 NO. PIXLEY
ORANGE CA 92668*** | ***HHSS***

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e99e.pdf

---

47 | ***1 of 1*** | ***W*** | ***0.19 / 1,027.91*** | ***176.98 / -8*** | ***REYES ALTERNATORS
125 N PIXLEY ST
ORANGE CA 92868*** | ***RCRA SQG***

EPA Handler ID: CAR000196048
Gen Status Universe: Small Quantity Generator
Contact Name: LEONARDO REYES
Contact Address: 125 N PIXLEY ST , , ORANGE , CA, 92868 , US
Contact Phone No and Ext: 714-633-4208
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type: Private
Receive Date: 20081015

Location Latitude: 33.788398
Location Longitude: -117.858566

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 20081015
Handler Name: REYES ALTERNATORS
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

Hazardous Waste Code: D040
Waste Code Description: TRICHLORETHYLENE

Hazardous Waste Code: F001
Waste Code Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: LEONARDO REYES
Date Became Current: 20050801
Street No:
Street 1: 125 N PIXLEY ST
Street 2:
City: ORANGE

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

Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	92868
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	LEONARDO REYES	**Street 2:**	
Date Became Current:	20050801	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Notification	**Zip Code:**	

48	1 of 1	W	0.20 / 1,047.31	176.43 / -9	DALE FORESTER 159 N. PIXLEY ST. ORANGE CA 92868	RCRA NON GEN

EPA Handler ID:	CAC003093735
Gen Status Universe:	No Report
Contact Name:	DALE FORESTER
Contact Address:	159 N. PIXLEY ST. , , ORANGE , CA, 92868 ,
Contact Phone No and Ext:	714-299-5738
Contact Email:	HARAGON@JJANDSCONSTRUCTION.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20201119
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	20201119
Handler Name:	DALE FORESTER
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 Operator	**Street No:**	
Type:	Other	**Street 1:**	159 N. PIXLEY ST.
Name:	DALE FORESTER	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-299-5738	**Country:**	
Source Type:	Implementer	**Zip Code:**	92868

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	159 N. PIXLEY ST.
Name:	DALE FORESTER	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-299-5738	**Country:**	
Source Type:	Implementer	**Zip Code:**	92868

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
49	1 of 1	WNW	0.20 / 1,056.36	176.43 / -9	A J AUTO 159 N PIXLEY ORANGE CA 92867	RCRA SQG

EPA Handler ID:	CAD983597782
Gen Status Universe:	Small Quantity Generator
Contact Name:	HARROLD JEFFREY
Contact Address:	159 N PIXLEY , , ORANGE , CA, 92667 , US
Contact Phone No and Ext:	714-288-0986
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Other
Receive Date:	19910726
Location Latitude:	33.788787
Location Longitude:	-117.858571

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	19910726
Handler Name:	A J AUTO
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator

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

Source Type: Notification

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	A J AUTO	**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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
50	1 of 1	WNW	0.20 / 1,067.65	175.46 / -10	RAY GARVIN BODY SHOP, R. GARVI 501 W MAPLE ORANGE CA 92668	EMISSIONS

1987 Criteria Data

Facility ID:	41553	**CERR Code:**	
Facility SIC Code:	7538	**TOGT:**	.2
CO:	30	**ROGT:**	.1936
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	41553	**COID:**	ORA
Facility SIC Code:	7538	**DISN:**	SOUTH COAST AQMD
CO:	30	**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
51	1 of 1	WSW	0.21 / 1,082.56	178.65 / -6	TRUCK LUBRICATION, INC. 143 S. PIXLEY STREET ORANGE CA	HIST TANK

Owner Name:	ALLEN GORMAN, ETAL	**No of Containers:**	2
Owner Street:	143 S. PIXLEY STREET	**County:**	ORANGE
Owner City:	ORANGE	**Facility State:**	CA
Owner State:	CA	**Facility Zip:**	92668
Owner Zip:	92668		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
52	1 of 1	WNW	0.21 / 1,092.89	175.64 / -9	ORANGE COUNTY STRIPING SERVICE 183 N. PIXLEY ST.	HIST TANK

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

Owner Name: ROBERT PATTERSON
Owner Street: 19961 DANIEL LN.
Owner City: ORANGE
Owner State: CA
Owner Zip: 92669

No of Containers: 1
County: ORANGE
Facility State: CA
Facility Zip: 92668

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
53	1 of 2	WNW	0.21 / 1,105.48	175.64 / -9	ORANGE COUNTY STRIPING SERVICE 183 N. PIXLEY ST. ORANGE CA 92668	HHSS

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002ed46.pdf

---

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
53	2 of 2	WNW	0.21 / 1,105.48	175.64 / -9	ORANGE COUNTY STRIPING SERVICE INC 183 N PIXLEY ST ORANGE CA 92668-0000	RCRA NON GEN

EPA Handler ID: CAD981613920
Gen Status Universe: No Report
Contact Name: KIM PATTERSON
Contact Address: 183 N PIXLEY ST , , ORANGE , CA, 92868 ,
Contact Phone No and Ext: 714-639-4550
Contact Email: KIM@OCSTRIPING.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19870410
Location Latitude: 33.789528
Location Longitude: -117.858272

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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:	19870410
Handler Name:	ORANGE COUNTY STRIPING SERVICE 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:**	183 N PIXLEY ST
Name:	KIM PATTERSON	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	000-000-0000	**Country:**	
Source Type:	Implementer	**Zip Code:**	92868-0000
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	183 N PIXLEY ST
Name:	KIM PATTERSON	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-639-4550	**Country:**	
Source Type:	Implementer	**Zip Code:**	92868

54 | ***1 of 1*** | ***WSW*** | ***0.21 / 1,127.76*** | ***178.13 / -7*** | ***SO CAL GAS/ORANGE MGP***
E OF PIXSLEY ST BTW CHAPMAN
& ALMOND AVE
ORANGE CA 92666 | ***CALSITES***

ID No:	30490106	**Assembly:**	71
Status Date:	06/08/1994	**Senate:**	33
NPL:	N	**Region:**	4
Tier:		**Region Name:**	LONG BEACH
Fund:		**County Co:**	30
Access :	C	**Facility County:**	ORANGE
Access Code:	CONTROLLED	**Lat Deg:**	0
Cortese:	L	**Lat Min:**	0
Hrscore:		**Lat Sec:**	0
Hrsdate:		**Lat Dir:**	
Groundwater Contam:		**Long Deg:**	0
GW Code:	NOT REPORTED	**Long Min:**	0
No Sources:	0	**Long Sec:**	0
RWQCB Name:	SANTA ANA	**Long Dir:**	
Branch Name:	SOUTHERN CA. - A	**LImethod:**	
Staff:	CFOX1	**LIdesc:**	
Senior:	GHOLMES		
Status Name:	CERTIFIED		
Type Name:	VOLUNTARY CLEANUP PROGRAM		
Lead Name:	DEPT OF TOXIC SUBSTANCES CONTROL		
SIC Name:	ELECTRIC, GAS & SANITARY SERVICES		
Filename:			
Comments:			

Department requested that a preliminary endangerment Assessment be conducted on 02/27/1991. Southern California Gas Company representatives discussed PEA with DHS on 5/8/91. Contractors will conduct preliminary investigation activities with DHS supervision. Orange Town Gas site is owned and operated by So. Cal. Gas Co. Property is fenced with a locked gate on the east side of Pixley street and south of Chapman Ave. During the meeting on this date it was suggested that a removal action would be done. There are 2 sources of contamination: 1) "Lamp black pit" is concrete lined, about 4-feet deep
and within a foot of the surface. 2) "Crude oil tank" is adjacent to the north fence line.
Samples taken indicate no contamination from the bottom
of the tank to about 5-foot depth. TPH contamination
extends from 15' depth to about 50' depth. There is
contamination inside the bottom of the tank. DTSC approved So. Cal. Gas Co.PEA Report recomm. a removal action be performed to reduce risk of future exposure to the "lamp black" material buried on site. The site was excavated to approximately 3-5 feet over the entire site and was certified clean for residential use .

Background:

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

The site is on a 0.25 acre lot located in the City of Orange. The MGP operated from 1905 to 1911. The site is currently used as an unmanned natural gas meter and regulator station. A PEA approved in April 1993 revealed that the site's soil is impacted with PAHs and TPH.
Groundwater does not appear to be affected. A Removal Action is scheduled in September 1993 to remove 2 - 6 feet of the site's surface soil to health base levels.

55	1 of 1	SSE	0.22 / 1,170.31	188.86 / 4	COTTLE KEEN LOPICCOLO 254 S. GLASSELL STREET ORANGE CA 92866	RCRA NON GEN

EPA Handler ID: CAC003130664
Gen Status Universe: No Report
Contact Name: COTTLE KEEN LOPICCOLO
Contact Address: 254 S. GLASSELL STREET , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-997-7870
Contact Email: KARLA@SUPERIORENV.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20210722
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 20210722
Handler Name: COTTLE KEEN LOPICCOLO
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: COTTLE KEEN LOPICCOLO
Date Became Current:
Street No:
Street 1: 254 S. GLASSELL STREET
Street 2:
City: ORANGE

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

Date Ended Current:		**State:**	CA
Phone:	714-997-7870	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	254 S. GLASSELL STREET
Name:	COTTLE KEEN LOPICCOLO	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-997-7870	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

56 **1 of 1** **NNW** **0.22 / 1,180.05** **179.96 / -5** **AUTOMOTIVE PARTS EXCHANGE**
296 N CYPRESS ST
ORANGE CA 92866
RCRA SQG

EPA Handler ID:	CAD981686058
Gen Status Universe:	Small Quantity Generator
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	296 N CYPRESS , , ORANGE , CA, 92666 , US
Contact Phone No and Ext:	714-771-6872
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Other
Receive Date:	19861027
Location Latitude:	33.791275
Location Longitude:	-117.856408

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	AUTOMOTIVE PARTS EXCHANGE
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Owner/Operator Details

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

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:	J M S AUTOMOTIVE REBUILDERS INC	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	99999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
57	1 of 4	NNW	0.22 / 1,183.75	182.52 / -3	ANACONDA-ERICSON INC 303 W PALM AVE ORANGE CA 92866	RCRA NON GEN

EPA Handler ID:	CAD008363608
Gen Status Universe:	No Report
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	303 W PALM AVE , , ORANGE , CA, 92666 , US
Contact Phone No and Ext:	203-622-7234
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Other
Receive Date:	19800814
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	19800814
Handler Name:	ANACONDA-ERICSON INC
Source Type:	Notification
Federal Waste Generator Code:	N

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

Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	ANACONDA-ERICSSON INC	**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

57	2 of 4	NNW	0.22 / 1,183.75	182.52 / -3	CHAPMAN UNIV. PACKING HOUSE/SPECTRA 303 W. PALM AVE ORANGE CA 92866	RCRA NON GEN

EPA Handler ID: CAC002975777
Gen Status Universe: No Report
Contact Name: ISAC ARREDONDO
Contact Address: 2510 SUPPLY STREET , , POMONA , CA, 91767 ,
Contact Phone No and Ext: 909-643-6857
Contact Email: IARREDONDO@SPECTRACOMPANY.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20180814
Location Latitude: 33.791514
Location Longitude: -117.855569

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 20180814
Handler Name: CHAPMAN UNIV. PACKING HOUSE/SPECTRA
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:**	2510 SUPPLY STREET
Name:	ISAC ARREDONDO	**Street 2:**	
Date Became Current:		**City:**	POMONA
Date Ended Current:		**State:**	CA
Phone:	909-643-6857	**Country:**	
Source Type:	Implementer	**Zip Code:**	91767

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	2510 SUPPLY STREET
Name:	RAY ADAMYK	**Street 2:**	
Date Became Current:		**City:**	POMONA
Date Ended Current:		**State:**	CA
Phone:	909-599-0760	**Country:**	
Source Type:	Implementer	**Zip Code:**	91767

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
57	3 of 4	NNW	0.22 / 1,183.75	182.52 / -3	CHAPMAN UNIV. PACKING HOUSE/SPECTRA 303 W. PALM AVE ORANGE CA 92866	RCRA NON GEN

EPA Handler ID: CAC002995427
Gen Status Universe: No Report
Contact Name: ISAC ARREDONDO
Contact Address: 2510 SUPPLY STREET , , POMONA , CA, 91767 ,
Contact Phone No and Ext: 909-599-0760
Contact Email: IARREDONDO@SPECTRACOMPANY.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20190107
Location Latitude: 33.791514
Location Longitude: -117.855569

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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

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

Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190107
Handler Name: CHAPMAN UNIV. PACKING HOUSE/SPECTRA
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: RAY ADAMYK
Date Became Current:
Date Ended Current:
Phone: 909-599-0760
Source Type: Implementer
Street No:
Street 1: 2510 SUPPLY STREET
Street 2:
City: POMONA
State: CA
Country:
Zip Code: 91767

Owner/Operator Ind: Current Operator
Type: Other
Name: ISAC ARREDONDO
Date Became Current:
Date Ended Current:
Phone: 909-599-0760
Source Type: Implementer
Street No:
Street 1: 2510 SUPPLY STREET
Street 2:
City: POMONA
State: CA
Country:
Zip Code: 91767

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
57	4 of 4	NNW	0.22 / 1,183.75	182.52 / -3	CU BECKETT 303 W Palm Ave Orange CA 92866	ALT FUELS

ID: 233254
Fuel Type Code: ELEC: Electric
Station Phone: 888-758-4389
Expected Date:
BD Blends:
NG PSI:
Federal Agency ID:
Open Date: 2022-10-11
Hydrogen is Retail:
Federal Agency:
Facility Type:
Dt Last Confirmed: 2023-08-30
Updated at: 2023-08-30 00:50:28 UTC
Access Code: public
Access Detail Code:
Groups with Access Code: Public
Groups with Access Code Fr: Public
Fed Agency Name:
Hydrogen Status Link:
E85 Other Ethanol Blends:
NPS Unit Name:
Cards Accepted:
CNG Statn Sells Renewable Na:
LNG Statn Sells Renewable Na:
Maximum Vehicle Class:
RD Blended With Biodiesel:
RD Blends:
RD Blends French:
RD Maximum Biodiesel Level:
Status: Open: The station is open.
Owner Type Desc:
E85 Blender Pump Desc:
CNG Dispenser No:
CNG Site Renew Src:
CNG Tot Compr Cap:
CNG Storage Cap:
CNG Fill Type Code:
CNG PSI:
CNG Vehicle Class:
LNG Site Renew Src:
LNG Vehicle Class:
LPG Nozzle Types:
Hydrogen Pressures:
Hydrogen Standards:
Latitude: 33.791913
Longitude: -117.855788

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

NG Fill Type Desc:
NG Vehicle Class Desc:
Geocode Status Desc: The location is from a real GPS readout at the station.
Group with Access Desc: Publicly available to all customers.
LPG Primary Desc:
Intersection Directions:
Access Days Time: 24 hours daily
Restricted Access:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
58	1 of 1	E	0.23 / 1,200.49	194.45 / 9	MICHAEL RING 146 N GRAND ST ORANGE CA 92866	RCRA NON GEN

EPA Handler ID: CAC003104137
Gen Status Universe: No Report
Contact Name: MICHAEL RING
Contact Address: 146 N GRAND ST , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-920-1558
Contact Email: JANICE@ABSOLUTEABATEMENTINC.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20210204
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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: 20210204
Handler Name: MICHAEL RING
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:***

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

Type:	Other	**Street 1:**	146 N GRAND ST
Name:	MICHAEL RING	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-920-1558	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	146 N GRAND ST
Name:	MICHAEL RING	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-920-1558	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866

59	1 of 3	SW	0.23 / 1,232.56	182.72 / -2	JBL ENTERPRISES INC 426 W ALMOND AVE UNIT B ORANGE CA 92866	RCRA SQG

EPA Handler ID:	CAD982023269
Gen Status Universe:	Small Quantity Generator
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	426 W ALMOND UNIT B , , ORANGE , CA, 92666 , US
Contact Phone No and Ext:	714-633-0860
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Other
Receive Date:	19870811
Location Latitude:	33.786009
Location Longitude:	-117.857277

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 Jul, 2023.

Evaluation Details

Evaluation Start Date:	19931221
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:	
Return to Compliance Date:	
Evaluation Agency:	State Contractor/Grantee

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

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870811
Handler Name: JBL ENTERPRISES INC
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: JOSEPH LA MONICA
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

59	2 of 3	SW	0.23 / 1,232.56	182.72 / -2	Former Citrus Coop Packing House 426 W Almond Ave Orange Ca 92866-1300 CA 92866-1300	ICP ORANGE

Case ID: 07IC002
Current Status: Closed
File Location: Local Agency
Type of Closure: Closure certification issued
Closed Date: 6/23/2008

59	3 of 3	SW	0.23 / 1,232.56	182.72 / -2	FORMER CITRUS COOP PACKING HOUSE 426 W ALMOND AVE ORANGE CA 92866	CLEANUP SITES

Global ID: T10000017780
Status: COMPLETED - CASE CLOSED
Status Date: 6/23/2008
Site Facility Type: CLEANUP PROGRAM SITE
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.7855625
Longitude: -117.8572422
RWQCB Region:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:
Local Case No: 07IC002
Begin Date: 6/23/2008
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
CalEnvScreen Score:
EPA Region: 9
Qty Rlsd Gallons:
Potential COC:
How Discovered:
Stop Method:
Stop Description:

Case Worker:
Military DoD Site: No
Leak Reported Dt:
No Further Action Dt: 2008-06-23 00:00:00
Potential Media of Concern:
How Discovered Description:
Calwater Watershed Name:
DWR GW Subbasin Name:
Disadvantaged Community:
Coordinate Source:
Discharge Cause:
Discharge Source:
Facility Project Sub Type:
Calenviroscreen 3 Score:
Calenviroscreen 4 Score:
File Location: All Files are on GeoTracker or in the Local Agency Warehouse
Site History:

Please refer to recent Site Documents or Monitoring Reports for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2008-06-23 00:00:00

Status: Open - Case Begin Date
Status Date: 2008-06-23 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: IC SUPERVISOR
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER RD., SUITE 120
City: SANTA ANA
Email: ghiggins@ochca.com
Phone No:

Cleanup Program Sites from GeoTracker Search - Regulatory Profile

Project Status:
Cuf Claim No:
CUF Priority Assign:
CUF Amount Paid:
Composting Method:
Facility Type:
WDR Place Type:
WDR File No:
WDR Order No:
File Location: ALL FILES ARE ON GEOTRACKER OR IN THE LOCAL AGENCY WAREHOUSE
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000017780
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 6/23/2008
Potential COC: NONE SPECIFIED
Potential Media of Concern: NONE SPECIFIED
Groundwater Monitoring Freq:
DWR GW Sub Basin:
CalWater Watershed Name:
Post Closure Site Management:

Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 07IC002
CASEWORKER: IC SUPERVISOR
SANTA ANA RWQCB (REGION 8)
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000017780&tabname=regulatoryhistory
Site History:

Please refer to recent Site Documents or Monitoring Reports for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Other Regulatory Actions
Action: Historic Files
Action Date: 8/3/2022
Received Issue Date: 8/3/2022
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000017780&enforcement_id=6501284&temptable=ENFORCEMENT
Title Description Comments:

Historic Files

Sites from GeoTracker Search - Documents (as of May 25, 2023)

Document Type: Site Documents
Document Date: 8/3/2022
Type: HISTORIC FILES
Submitted:
Submitted By: VIVIAN NGUYEN (REGULATOR)
Title: HISTORIC FILES
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000017780&enforcement_id=6501284

Sites from GeoTracker Search - Cleanup Status History (as of May 25, 2023)

Status: Completed - Case Closed
Date: 6/23/2008

Status: Open - Case Begin Date
Date: 6/23/2008

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
60	1 of 6	ESE	0.24 / 1,254.69	194.71 / 10	FIRE DEPARTMENT HEADQUARTERS 176 GRAND ORANGE CA 92866	LUST

Global ID: T0605900281
Status Date: 6/5/1998
Case Type: LUST CLEANUP SITE
Oil Field:
Oil Field Operator:
Status: COMPLETED - CASE CLOSED
Census Tract: 6059075902
Match Key: T0605900281
County: ORANGE
Latitude: 33.786462
Longitude: -117.851275
RWQCB Region:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

CUF Case: NO
Lead Agency: ORANGE COUNTY LOP
Case Worker:
Local Agency:
RB Case No: 083000355T
Local Case No: 98UT011
File Location: Local Agency
Potential COC: Gasoline
Potential Media of Concern: Soil

Begin Date:	8/11/1987
How Discovered:	Tank Closure
How Discovered Description:	
Stop Method:	Close and Remove Tank
Stop Description:	
Calwater Watershed Name:	Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
DWR GW Subbasin Name:	Coastal Plain Of Orange County (8-001)
Disadvantaged Community:	
CalEnvScreen Score:	
Coordinate Source:	Google Geocode
Discharge Cause:	
Discharge Source:	
EPA Region:	9
Leak Reported Dt:	1987-08-13 00:00:00
Military DoD Site:	No
No Further Action Dt:	1998-06-05 00:00:00
Qty Rlsd Gallons:	0
Facility Project Sub Type:	
Calenviroscreen 3 Score:	66-70%
Calenviroscreen 4 Score:	45-50%
Site History:	

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker
Contact Name:	MAILE SEEGER GEE
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	maile.gee@waterboards.ca.gov
Phone No:	9517824379

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Open - Case Begin Date
Status Date:	8/11/1987
Status:	Completed - Case Closed
Status Date:	6/5/1998

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	FIRE DEPARTMENT HEADQUARTERS
Site Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Address:	176 GRAND
City:	ORANGE
Zip:	92866
County:	ORANGE
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605900281
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 6/5/1998
Project Status:	
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605900281&tabname=regulatoryhistory
Potential COC:	GASOLINE
Potential Media of Concern:	SOIL
File Location:	LOCAL AGENCY
User Defined Beneficial Use:	
Designated Beneficial Use:	MUN, AGR, IND, PROC, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
DWR GW Sub Basin:	Coastal Plain Of Orange County (8-001)
Calwater Watershed Name:	Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
Post Closure Site Management:	
Future Land Use:	
Cleanup Oversight Agencies:	ORANGE COUNTY LOP (LEAD) - CASE #: 98UT011 SANTA ANA RWQCB (REGION 8) - CASE #: 083000355T

CASEWORKER: MAILE SEEGER GEE

CUF Claim No:
CUF Priority Assig:
CUF Amount Paid:
WDR Place Type:
WDR File No:
WDR Order No:
Project Oversight Agencies:
Facility Type:
Composting Method:
Grndwtr Monitoring Frequency:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Open - Case Begin Date
Date : 8/11/1987

Status: Completed - Case Closed
Date : 6/5/1998

Sites from GeoTracker Search - Cleanup Action Report (as of May 25, 2023)

Action Type: OTHER (USE DESCRIPTION FIELD)
Begin Date: 11/21/1995
End Date: 4/23/1997
Phase:
Contaminant Mass Removed:
Description:

Action Type: EXCAVATION
Begin Date: 11/21/1995
End Date: 4/23/1997
Phase:
Contaminant Mass Removed:
Description:

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Cleanup Action
Action: Excavation
Action Date: 11/21/1995
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action: Other (Use Description Field)
Action Date: 11/21/1995
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action: Leak Reported
Action Date: 8/13/1987
Received Issue Date:
Doc Link:
Title Description Comments:

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

Action Type: Leak Action
Action: Leak Discovery
Action Date: 8/11/1987
Received Issue Date:
Doc Link:
Title Description Comments:

---

60 | 2 of 6 | ESE | 0.24 / 1,254.69 | 194.71 / 10 | FIRE HEADQUARTERS 176 SO. GRAND ORANGE CA 92666 | HHSS

County:
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e7bd.pdf

---

60 | 3 of 6 | ESE | 0.24 / 1,254.69 | 194.71 / 10 | Fire Department Headquarters 176 S Grand St Orange Ca 92866-1535 CA | LOP ORANGE

Case ID: 98UT011

Details

Current Status: Closed
Type of Closure: Closure certification issued
Closed Date: 6/5/1998
File Location: Local Agency

---

60 | 4 of 6 | ESE | 0.24 / 1,254.69 | 194.71 / 10 | FIRE HEADQUARTERS 176 SO. GRAND ORANGE CA | HIST TANK

Owner Name: CITY OF ORANGE
Owner Street: 300 E. CHAPMAN AVE
Owner City: ORANGE
Owner State: CA
Owner Zip: 92666
No of Containers: 2
County: ORANGE
Facility State: CA
Facility Zip: 92666

---

60 | 5 of 6 | ESE | 0.24 / 1,254.69 | 194.71 / 10 | CITY OF ORANGE FIRE DEPT 176 S GRAND ST ORANGE CA 92866-1535 | RCRA NON GEN

EPA Handler ID: CAL000009784
Gen Status Universe: No Report
Contact Name: THANG NGUYEN
Contact Address: 176 S GRAND ST , , ORANGE , CA, 92866 ,
Contact Phone No and Ext: 714-288-2552
Contact Email: RFLORES@CITYOFORANGE.ORG
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19891114
Location Latitude: 33.78645
Location Longitude: -117.850979

Violation/Evaluation Summary

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

Note: NO RECORDS: As of Jul 2023, 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:	19891114
Handler Name:	CITY OF ORANGE FIRE DEPT
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:**	176 S GRAND ST
Name:	THANG NGUYEN	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-288-2552	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	176 S GRAND ST
Name:	CITY OF ORANGE FIRE DEPT	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-288-2500	**Country:**	
Source Type:	Implementer	**Zip Code:**	92866-1535

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
60	6 of 6	ESE	0.24 / 1,254.69	194.71 / 10	FIRE HEADQUARTERS 176 S GRAND ORANGE CA	UST SWEEPS

C C:	A30-030-2626	**D Filename:**	SITE01A
BOE:	44-031831	**Page No:**	130
Comp:	2626	**County:**	ORANGE
Status:	ACTIVE	**State :**	CA
No of Tanks:	2	**Zip:**	92666
Jurisdict:	CITY OF ORANGE	**Latitude:**	33.786519
Agency:	FIRE DEPARTMENT	**Longitude:**	-117.851026
Phone:		**Georesult:**	S5HPN-SC-A

Tank Details

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

Tank ID:	000001	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-030-002626-000001	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:	04-16-92	**Content:**	PRM UNLEADED
Capac:	2000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK1B

Tank Details

Tank ID:	000002	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-030-002626-000002	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:	04-16-92	**Content:**	DIESEL
Capac:	2000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK1B

61	*1 of 2*	*W*	*0.24 / 1,280.26*	*176.11 / -9*	***EZE AUTO BROKERS 623 W CHAPMAN AVE ORANGE CA 92867***	***RCRA SQG***

EPA Handler ID:	CAD983593146
Gen Status Universe:	Small Quantity Generator
Contact Name:	KNEZEVICH DRAZA
Contact Address:	623 W CHAPMAN AVE , , ORANGE , CA, 92667 , US
Contact Phone No and Ext:	714-532-3299
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Other
Receive Date:	19910718
Location Latitude:	33.78825
Location Longitude:	-117.859221

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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

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

Sequence No: 1
Receive Date: 19910718
Handler Name: EZE AUTO BROKERS
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Owner/Operator Details

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

Owner/Operator Ind: Current Owner
Type: Private
Name: EZE AUTO BROKERS
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

61	2 of 2	W	0.24 / 1,280.26	176.11 / -9	DARRYL ROBERTS 623 W CHAPMAN AVE ORANGE CA 92868	RCRA NON GEN

EPA Handler ID: CAC003148426
Gen Status Universe: No Report
Contact Name: DARRYL ROBERTS
Contact Address: 623 W CHAPMAN AVE , , ORANGE , CA, 92868 ,
Contact Phone No and Ext: 657-236-4000
Contact Email: SALES@IMAGEAUTO.US
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20211115
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, 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:	20211115
Handler Name:	DARRYL ROBERTS
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:***	623 W CHAPMAN AVE
Name:	DARRYL ROBERTS	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	657-236-4000	***Country:***	
Source Type:	Implementer	***Zip Code:***	92868

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	623 W CHAPMAN AVE
Name:	DARRYL ROBERTS	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	714-470-5020	***Country:***	
Source Type:	Implementer	***Zip Code:***	92868

62	***1 of 3***	***NNW***	***0.24 / 1,290.11***	***179.94 / -5***	***CHAPMAN UNIVERSITY, FORMER ANACONDA WEST/ANACONDA WIRE AND CABLE 220-296 CYPRESS ORANGE CA 92866***	***CLEANUP SITES***

Global ID:	T10000004509	***County:***	ORANGE
Status:	OPEN - REMEDIATION	***Latitude:***	33.791072
Status Date:	7/6/2016	***Longitude:***	-117.8568043
Site Facility Type:	CLEANUP PROGRAM SITE	***RWQCB Region:***	
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:	2080102
Local Case No:	11IC019
Begin Date:	12/26/2012
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Local Agency:	
CUF Case:	NO
CalEnvScreen Score:	
EPA Region:	9
Qty Rlsd Gallons:	
Potential COC:	Tetrachloroethylene (PCE), Trichloroethylene (TCE)
How Discovered:	Site Assessment/Site Investigation
Stop Method:	
Stop Description:	
Case Worker:	AK
Military DoD Site:	No
Leak Reported Dt:	
No Further Action Dt:	
Potential Media of Concern:	Indoor Air, Other Groundwater (uses other than drinking water), Soil, Soil Vapor
How Discovered Description:	
Calwater Watershed Name:	Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
DWR GW Subbasin Name:	Coastal Plain Of Orange County (8-001)
Disadvantaged Community:	
Coordinate Source:	

Discharge Cause: Unknown
Discharge Source:
Facility Project Sub Type:
Calenviroscreen 3 Score: 51-55%
Calenviroscreen 4 Score: 40-45%
File Location: Regional Board
Site History:

The Site was formaly occupied by Anaconda Wire and Cable Company and successor companies, from approximately 1930 through 1983. Several commercial and industrial tenants occupied the property from 1983 through 2011. Betwwen September 2011 and March 2012, extensive sub-surface investigation consisting of soil borings, groundwater well installations and soil vapor investigation have been performed by property owner. Additional investigations have been proposed. A soil contingency plan has been submitted and approved by OCHCA and Board staff. The approved plan consist of demolition activities and soil excavation and removal. Impacted soil with VOCs will be targeted during soil excavation and removal.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Date: 2023-06-02 00:00:00
Action: Annual Estimation Letter
Action Type: ENFORCEMENT

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Assessment & Interim Remedial Action
Status Date: 2015-11-02 00:00:00

Status: Open - Remediation
Status Date: 2016-07-06 00:00:00

Status: Open - Case Begin Date
Status Date: 2012-12-26 00:00:00

Status: Open - Site Assessment
Status Date: 2012-12-26 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker - Primary Caseworker
Contact Name: ALAN KUOCH
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: alan.kuoch@waterboards.ca.gov
Phone No: 9517824962

Cleanup Program Sites from GeoTracker Search - Regulatory Profile

Project Status:
Cuf Claim No:
CUF Priority Assign:
CUF Amount Paid:
Composting Method:
Facility Type:
WDR Place Type:
WDR File No:
WDR Order No:
File Location: REGIONAL BOARD
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004509
Cleanup Status Detail: OPEN - REMEDIATION AS OF 7/6/2016

Potential COC: TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)
Potential Media of Concern: INDOOR AIR, OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Groundwater Monitoring Freq:
DWR GW Sub Basin: Coastal Plain Of Orange County (8-001)
CalWater Watershed Name: Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SANTA ANA RWQCB (REGION 8) (LEAD) - CASE #: 2080102
CASEWORKER: ALAN KUOCH
ORANGE COUNTY - CASE #: 11IC019
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000004509&tabname=regulatoryhistory
Site History:

The Site was formaly occupied by Anaconda Wire and Cable Company and successor companies, from approximately 1930 through 1983. Several commercial and industrial tenants occupied the property from 1983 through 2011. Betwwen September 2011 and March 2012, extensive sub-surface investigation consisting of soil borings, groundwater well installations and soil vapor investigation have been performed by property owner. Additional investigations have been proposed. A soil contingency plan has been submitted and approved by OCHCA and Board staff. The approved plan consist of demolition activities and soil excavation and removal. Impacted soil with VOCs will be targeted during soil excavation and removal.

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Response Requested - Workplans
Action: Site Investigation Workplan
Action Date: 12/21/2013
Received Issue Date: 12/21/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5809069
Title Description Comments:

Supplemental Soil and Soil Vapor Investigation Work Plan

Action Type: Response Requested - Reports
Action: Site Investigation
Action Date: 12/12/2013
Received Issue Date: 12/12/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802302
Title Description Comments:

Supplemental Subsurface Investigation Report, July to September 2013

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 11/22/2013
Received Issue Date: 11/22/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802185
Title Description Comments:

Report of Site Demolition Activities and Findings

Action Type: Response Requested - Reports
Action: Remedial Progress Report
Action Date: 9/30/2013
Received Issue Date: 9/30/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5808999
Title Description Comments:

Southeastern Portion Soil Removal

Action Type: Response Requested - Reports
Action: Remedial Progress Report
Action Date: 9/30/2013
Received Issue Date: 9/30/2013
Doc Link:
Title Description Comments:

Southeastern Portion Soil Removal

Action Type: Response Requested - Workplans
Action: Site Investigation Workplan
Action Date: 7/23/2013
Received Issue Date: 7/23/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802175
Title Description Comments:

Revision No. 2 - Supplemental Site Investigation Work Plan

Action Type: Response Requested - Workplans
Action: Site Investigation Workplan
Action Date: 6/18/2013
Received Issue Date: 6/18/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802174
Title Description Comments:

Revised Supplemental Site Investigation Work Plan

Action Type: Response Requested - Reports
Action: Site Investigation
Action Date: 4/25/2013
Received Issue Date: 4/25/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802301
Title Description Comments:

Supplemental Source Area Investigation

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other - #1
Action Date: 3/11/2013
Received Issue Date: 3/11/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6151696&temptable=ENFORCEMENT
Title Description Comments:

Comments on the Work Plan

Action Type: Response Requested - Workplans
Action: Site Investigation Workplan
Action Date: 11/9/2012
Received Issue Date: 11/9/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5759648
Title Description Comments:

Supplemental Investigation Work Plan

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 8/8/2012
Received Issue Date: 8/8/2012
Doc Link:
Title Description Comments:

Wellbore drilling activities

Action Type: Response Requested - Workplans
Action: Removal Action Work Plan
Action Date: 7/24/2012
Received Issue Date: 7/24/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5759650
Title Description Comments:

Soil Contengency Plan

Action Type: Agreements
Action: Cost Recovery Agreement / N. of Reimbursement
Action Date: 6/12/2012
Received Issue Date: 6/12/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6199683&temptable=ENFORCEMENT
Title Description Comments:

Oversight Cost Reimbursement for Site Cleanup Program (SCP)

Action Type: Response Requested - Reports
Action: Soil and Water Investigation Report
Action Date: 5/25/2012
Received Issue Date: 5/25/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5759655
Title Description Comments:

Report of Phase 2 Investigation

Action Type: Response Requested - Reports
Action: Pilot Study/ Treatability Report
Action Date: 3/8/2012
Received Issue Date: 3/8/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802165
Title Description Comments:

Vapor Extraction Pilot Test Report

Action Type: Response Requested - Reports
Action: Well Installation Report
Action Date: 3/7/2012
Received Issue Date: 3/7/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802156
Title Description Comments:

Groundwater Monitoring Well Installation Report

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 2/21/2012
Received Issue Date: 2/21/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802486
Title Description Comments:

Information Request Transmittal

Action Type: Response Requested - Reports
Action: Site Assessment Report
Action Date: 1/17/2012
Received Issue Date: 1/17/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802150
Title Description Comments:

Additional Site Assessment Activities Report

Action Type: Response Requested - Reports
Action: Site Investigation
Action Date: 11/23/2011
Received Issue Date: 11/23/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802148
Title Description Comments:

Additional Subsurface Investigation Report

Action Type: Response Requested - Reports
Action: Site Investigation
Action Date: 10/5/2011
Received Issue Date: 10/5/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802142
Title Description Comments:

Subsurface Investigation Report

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/27/2022
Received Issue Date: 6/27/2022
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6527232&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter 2022-2023

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/30/2021
Received Issue Date: 6/30/2021
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6527234&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter 2021-2022

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/17/2020
Received Issue Date: 6/17/2020
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6441012&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter 2020-2021

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/17/2019
Received Issue Date: 6/17/2019
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6412082&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter 2019-2020

Action Type: Other Regulatory Actions
Action: Staff Letter
Action Date: 5/14/2018
Received Issue Date: 5/14/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6364887&temptable=ENFORCEMENT
Title Description Comments:

Comments on Vapor Control & Monitoring System Design West Residential Village At VPO

Action Type: Response Requested - Other
Action: Other Report / Document

Action Date: 1/9/2018
Received Issue Date: 1/9/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5976208
Title Description Comments:

VAPOR CONTROL AND MONITORING SYSTEM DESIGN

Action Type: Response Requested - Reports
Action: Operation and Maintenance Plan/Monitoring Report
Action Date: 10/26/2017
Received Issue Date: 10/26/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5951339
Title Description Comments:

SVE System Quarterly O & M Report (July - September 2017)

Action Type: Response Requested - Reports
Action: Well Destruction Report
Action Date: 10/3/2017
Received Issue Date: 10/3/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5945225
Title Description Comments:

Well Abandonment Report

Action Type: Response Requested - Reports
Action: Well Installation Report
Action Date: 7/3/2017
Received Issue Date: 7/3/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5951327
Title Description Comments:

Well Installation and Groundwater Monitoring , second quarter 2017

Action Type: Response Requested - Reports
Action: Technical Memos
Action Date: 4/17/2017
Received Issue Date: 4/17/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5951329
Title Description Comments:

VPO_Tech Memo

Action Type: Response Requested - Reports
Action: Technical Memos
Action Date: 4/17/2017
Received Issue Date: 4/17/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5951328
Title Description Comments:

MKS_VI Tech Memo

Action Type: Response Requested - Reports
Action: Soil Vapor Intrusion Investigation Report
Action Date: 4/14/2017
Received Issue Date: 4/14/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5917568
Title Description Comments:

Vapor Intrusion Risk Evaluation

Action Type: Response Requested - Reports
Action: Pilot Study/ Treatability Report

Action Date: 3/8/2017
Received Issue Date: 3/8/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5951331
Title Description Comments:

Quarterly Pilot SVE System Status Report

Action Type: Response Requested - Reports
Action: Pilot Study/ Treatability Report
Action Date: 3/8/2017
Received Issue Date: 3/8/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5917572
Title Description Comments:

Quarterly Pilot SVE System Status Report

Action Type: Response Requested - Workplans
Action: Well Installation Workplan
Action Date: 1/23/2017
Received Issue Date: 1/23/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5917571
Title Description Comments:

Groundwater Well Installation and Abandonment

Action Type: Response Requested - Workplans
Action: Other Workplan
Action Date: 8/30/2016
Received Issue Date: 8/30/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5951335
Title Description Comments:

Full Scale Soil Vapor Extraction, Former Anaconda Wire and Cable Facility

Action Type: Response Requested - Reports
Action: Pilot Study/ Treatability Report
Action Date: 8/25/2016
Received Issue Date: 8/25/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5951333
Title Description Comments:

Pilot SVE System Summary Report, Former Anaconda Wire &Cable Facility

Action Type: Response Requested - Reports
Action: Pilot Study/ Treatability Report
Action Date: 5/25/2016
Received Issue Date: 5/25/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5889796
Title Description Comments:

Soil Vapor Extraction Pilot Test

Action Type: Response Requested - Reports
Action: Pilot Study/ Treatability Report
Action Date: 5/3/2016
Received Issue Date: 5/3/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5887982
Title Description Comments:

Soil Vapor Extraction Pilot Test Report (Area 1)

Action Type: Response Requested - Reports
Action: Pilot Study/ Treatability Report

Action Date: 4/20/2016
Received Issue Date: 4/20/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5887028
Title Description Comments:

Soil Vapor Extraction Pilot Test (Area 3)

Action Type: Response Requested - Reports
Action: Well Installation Report
Action Date: 1/26/2016
Received Issue Date: 1/26/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5898948
Title Description Comments:

Groundwater Monitoring Well Installation

Action Type: Response Requested - Reports
Action: Technical Memos
Action Date: 7/21/2015
Received Issue Date: 7/21/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5849118
Title Description Comments:

Vapor Intrusion Risk Evaluationl

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 9/3/2014
Received Issue Date: 9/3/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6264747&temptable=ENFORCEMENT
Title Description Comments:

CONDITIONAL APPROVAL OF THE WORK PLANS FOR SOIL VAPOR EXTRACTION PILOT TESTS (AREAS 1, 2 AND 3)AND NESTED GROUNDWATER WELL INSTALLATIO

Action Type: Response Requested - Workplans
Action: Remedial Investigation Workplan
Action Date: 6/30/2014
Received Issue Date: 6/30/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5863159
Title Description Comments:

SOIL VAPOR EXTRACTION PILOT TEST WORK PLAN

Action Type: Response Requested - Workplans
Action: Remedial Investigation Workplan
Action Date: 6/30/2014
Received Issue Date: 6/30/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5863160
Title Description Comments:

SOIL VAPOR EXTRACTION PILOT TEST WORK PLAN

Action Type: Response Requested - Workplans
Action: Remedial Investigation Workplan
Action Date: 6/30/2014
Received Issue Date: 6/30/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5863154
Title Description Comments:

Scope of Work Nested Groundwater Well Installation

Action Type: Response Requested - Workplans

Action: Remedial Investigation Workplan
Action Date: 6/30/2014
Received Issue Date: 6/30/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5863158
Title Description Comments:

SOIL VAPOR EXTRACTION PILOT TEST WORK PLAN

Action Type: Response Requested - Reports
Action: Progress Report (Soil/GW/ Updates)
Action Date: 6/10/2014
Received Issue Date: 6/10/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5886336
Title Description Comments:

Site Demolition Activities

Action Type: Response Requested - Reports
Action: Progress Report (Soil/GW/ Updates)
Action Date: 5/13/2014
Received Issue Date: 5/13/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5804997
Title Description Comments:

Soil Removal in Northern Portion of Site

Action Type: Enforcement/Orders
Action: Clean-up and Abatement Order
Action Date: 4/3/2014
Received Issue Date: 4/3/2014
Doc Link:
Title Description Comments:

PROPOSED Cleanup and Abatement Order No. R8-2014-0040

Action Type: Enforcement/Orders
Action: Clean-up and Abatement Order
Action Date: 4/3/2014
Received Issue Date: 4/3/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6239639&temptable=ENFORCEMENT
Title Description Comments:

PROPOSED CLEANUP AND ABATEMENT ORDER No. R8-2014-0040

Action Type: Response Requested - Reports
Action: Site Investigation
Action Date: 4/1/2014
Received Issue Date: 4/1/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802278
Title Description Comments:

Results of Indoor and Outdoor Air Sampling

Action Type: Response Requested - Reports
Action: Soil Vapor Intrusion Investigation Report
Action Date: 3/25/2014
Received Issue Date: 3/25/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000004509&doc_id=5802273
Title Description Comments:

Report of Supplemental Soil and Soil Vapor Investigation

Sites from GeoTracker Search - Documents (as of May 25, 2023)

Document Type: Site Documents ***Document Date:*** 6/27/2022
Type: ANNUAL ESTIMATION LETTER ***Submitted:***
Submitted By: ALAN KUOCH (REGULATOR)
Title: ANNUAL ESTIMATION LETTER 2022-2023
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6527232

Document Type: Site Documents ***Document Date:*** 6/6/2022
Type: REMEDIAL PROGRESS REPORT ***Submitted:***
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT JANUARY - MARCH 2022
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1220370292/T10000004509.PDF

Document Type: Site Documents ***Document Date:*** 3/31/2021
Type: REMEDIAL PROGRESS REPORT ***Submitted:***
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SEMIANNUAL SOIL VAPOR PROBE SAMPLING REPORT DECEMBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5080852806/T10000004509.PDF

Document Type: Site Documents ***Document Date:*** 5/14/2018
Type: STAFF LETTER ***Submitted:***
Submitted By: KAMRON SAREMI (REGULATOR)
Title: COMMENTS ON VAPOR CONTROL & MONITORING SYSTEM DESIGN WEST RESIDENTIAL VILLAGE AT VPO
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6364887

Document Type: Site Documents ***Document Date:*** 4/14/2017
Type: SOIL VAPOR INTRUSION INVESTIGATION REPORT ***Submitted:***
Submitted By: KAMRON SAREMI (REGULATOR)
Title: VAPOR INTRUSION RISK EVALUATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5917568

Document Type: Site Documents ***Document Date:*** 3/8/2017
Type: PILOT STUDY/ TREATABILITY REPORT ***Submitted:***
Submitted By: KAMRON SAREMI (REGULATOR)
Title: QUARTERLY PILOT SVE SYSTEM STATUS REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5951331

Document Type: Site Documents ***Document Date:*** 5/13/2014
Type: PROGRESS REPORT (SOIL/GW/ UPDATES) ***Submitted:***
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SOIL REMOVAL IN NORTHERN PORTION OF SITE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5804997

Document Type: Site Documents ***Document Date:*** 11/9/2012
Type: SITE INVESTIGATION WORKPLAN ***Submitted:***
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SUPPLEMENTAL INVESTIGATION WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5759648

Document Type: Monitoring Reports ***Document Date:*** 3/9/2022
Type: MONITORING REPORT - SEMI-ANNUALLY ***Submitted:***
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SEMI-ANNUAL SOIL VAPOR PROBE SAMPLING REPORT DECEMBER 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8531772196/T10000004509.PDF

Document Type: Monitoring Reports ***Document Date:*** 1/22/2020
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FOURTH QUARTER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6968060433/T10000004509.PDF

Document Type: Site Documents ***Document Date:*** 4/25/2019
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT ***Submitted:***
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT (JANUARY - MARCH 2019)

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1838131844/T10000004509.PDF

Document Type: Site Documents **Document Date:** 8/7/2018*
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT (APRIL - JUNE 2018)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3444677948/T10000004509.PDF

Document Type: Site Documents **Document Date:** 11/23/2016
Type: REMEDIAL INVESTIGATION REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SOIL VAPOR SAMPLING REPORT, MARION KNOTT STUDIOS (AREA 2)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6036663353/T10000004509.PDF

Document Type: Site Documents **Document Date:** 8/30/2016
Type: OTHER WORKPLAN **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: FULL SCALE SOIL VAPOR EXTRACTION, FORMER ANACONDA WIRE AND CABLE FACILITY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5951335

Document Type: Site Documents **Document Date:** 9/3/2014
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: CONDITIONAL APPROVAL OF THE WORK PLANS FOR SOIL VAPOR EXTRACTION PILOT TESTS (AREAS 1, 2 AND 3)AND NESTED GROUNDWATER WELL INSTALLATIO
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6264747

Document Type: Site Documents **Document Date:** 12/12/2013
Type: SITE INVESTIGATION **Submitted:**
Submitted By: (REGULATOR)
Title: SUPPLEMENTAL SUBSURFACE INVESTIGATION REPORT, JULY TO SEPTEMBER 2013
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802302

Document Type: Site Documents **Document Date:** 3/7/2012
Type: WELL INSTALLATION REPORT **Submitted:**
Submitted By: (REGULATOR)
Title: GROUNDWATER MONITORING WELL INSTALLATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802156

Document Type: Monitoring Reports **Document Date:** 10/30/2022
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SEMI-ANNUAL GROUNDWATER MONITORING REPORT, SECOND PERIOD 2022
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5836963236/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 8/30/2022
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SEMI-ANNUAL SOIL VAPOR PROBE SAMPLING REPORT, JUNE 2022
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7793766677/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 10/6/2020
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SEMIANNUAL SOIL VAPOR PROBE SAMPLING REPORT JUNE 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3822368919/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 5/16/2018
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FIRST QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7659375131/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 1/15/2018
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FOURTH QUARTER 2017

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7840072870/T10000004509.PDF

Document Type: Site Documents **Document Date:** 6/30/2021
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: ALAN KUOCH (REGULATOR)
Title: ANNUAL ESTIMATION LETTER 2021-2022
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6527234

Document Type: Site Documents **Document Date:** 9/14/2020
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT APRIL - JUNE 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2378221988/T10000004509.PDF

Document Type: Site Documents **Document Date:** 10/3/2017
Type: WELL DESTRUCTION REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: WELL ABANDONMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5945225

Document Type: Site Documents **Document Date:** 5/3/2016
Type: PILOT STUDY/ TREATABILITY REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SOIL VAPOR EXTRACTION PILOT TEST REPORT (AREA 1)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5887982

Document Type: Site Documents **Document Date:** 4/20/2016
Type: PILOT STUDY/ TREATABILITY REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SOIL VAPOR EXTRACTION PILOT TEST (AREA 3)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5887028

Document Type: Site Documents **Document Date:** 4/3/2014
Type: CLEAN-UP AND ABATEMENT ORDER **Submitted:**
Submitted By: ANN STURDIVANT (REGULATOR)
Title: PROPOSED CLEANUP AND ABATEMENT ORDER NO. R8-2014-0040
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6239639

Document Type: Site Documents **Document Date:** 12/21/2013
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SUPPLEMENTAL SOIL AND SOIL VAPOR INVESTIGATION WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5809069

Document Type: Site Documents **Document Date:** 7/24/2012
Type: REMOVAL ACTION WORK PLAN **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SOIL CONTENGENCY PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5759650

Document Type: Site Documents **Document Date:** 5/25/2012
Type: SOIL AND WATER INVESTIGATION REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: REPORT OF PHASE 2 INVESTIGATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5759655

Document Type: Site Documents **Document Date:** 1/17/2012
Type: SITE ASSESSMENT REPORT **Submitted:**
Submitted By: (REGULATOR)
Title: ADDITIONAL SITE ASSESSMENT ACTIVITIES REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802150

Document Type: Site Documents **Document Date:** 11/23/2011
Type: SITE INVESTIGATION **Submitted:**
Submitted By: (REGULATOR)
Title: ADDITIONAL SUBSURFACE INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802148

Document Type: Monitoring Reports **Document Date:** 3/28/2022
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SEMI-ANNUAL GROUNDWATER MONITORING REPORT, FIRST PERIOD 2022
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7658084452/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 10/12/2021
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT APRIL - JUNE 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6164759755/T10000004509.PDF

Document Type: Site Documents **Document Date:** 10/24/2019
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT (JULY - SEPTEMBER 2019)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6747228801/T10000004509.PDF

Document Type: Site Documents **Document Date:** 10/17/2018
Type: WELL DESTRUCTION REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: WELL ABANDONMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7918240487/T10000004509.PDF

Document Type: Site Documents **Document Date:** 5/16/2018*
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT (JANUARY - MARCH 2018)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4879559457/T10000004509.PDF

Document Type: Site Documents **Document Date:** 1/18/2018
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT (OCTOBER - DECEMBER 2017)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8591360688/T10000004509.PDF

Document Type: Site Documents **Document Date:** 1/9/2018
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: VAPOR CONTROL AND MONITORING SYSTEM DESIGN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5976208

Document Type: Site Documents **Document Date:** 1/26/2016
Type: WELL INSTALLATION REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: GROUNDWATER MONITORING WELL INSTALLATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5898948

Document Type: Site Documents **Document Date:** 1/23/2016
Type: WELL INSTALLATION WORKPLAN **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: WORK PLAN, GROUNDWATER WELL INSTALLATION AND ABANDONMENT, FORMER ANACONDA WIRE AND CABLE FACILITY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2750161230/T10000004509.PDF

Document Type: Site Documents **Document Date:** 7/21/2015
Type: TECHNICAL MEMOS **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: VAPOR INTRUSION RISK EVALUATIONL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5849118

Document Type: Site Documents **Document Date:** 6/30/2014
Type: REMEDIAL INVESTIGATION WORKPLAN **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SOIL VAPOR EXTRACTION PILOT TEST WORK PLAN

Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5863160

Document Type: Site Documents **Document Date:** 11/22/2013
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: REPORT OF SITE DEMOLITION ACTIVITIES AND FINDINGS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802185

Document Type: Site Documents **Document Date:** 10/5/2011
Type: SITE INVESTIGATION **Submitted:**
Submitted By: (REGULATOR)
Title: SUBSURFACE INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802142

Document Type: Site Documents **Document Date:** 9/27/1998
Type: SITE INVESTIGATION **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: ADDITIONAL SUBSURFACE INVESTIGATION, FORMER ANACONDA WIRE MANUFACTURING FACILITY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8572503149/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 11/30/2022
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O & M REPORT (JULY - SEPTEMBER 2022)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7040286421/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 7/1/2020
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, SECOND QUARTER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8267736613/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 4/30/2020
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FIRST QUARTER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3598628163/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 5/16/2018
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FIRST QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4643929541/T10000004509.PDF

Document Type: Site Documents **Document Date:** 9/30/2013
Type: REMEDIAL PROGRESS REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SOUTHEASTERN PORTION SOIL REMOVAL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5808999

Document Type: Site Documents **Document Date:** 6/18/2013
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Submitted By: (REGULATOR)
Title: REVISED SUPPLEMENTAL SITE INVESTIGATION WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802174

Document Type: Monitoring Reports **Document Date:** 2/11/2022
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT OCTOBER - DECEMBER 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7558291792/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 11/3/2021
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O & M REPORT JULY -SEP 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6324389815/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 10/21/2020

Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, THIRD QUARTER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4639946997/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 1/15/2018
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FOURTH QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2121685326/T10000004509.PDF

Document Type: Site Documents **Document Date:** 2/3/2023*
Type: REMEDIAL PROGRESS REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O & M REPORT (OCTOBER - DECEMBER 2022)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6224093437/T10000004509.PDF

Document Type: Site Documents **Document Date:** 3/31/2021
Type: REMEDIAL PROGRESS REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT OCTOBER - DECEMBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6846049427/T10000004509.PDF

Document Type: Site Documents **Document Date:** 1/28/2020
Type: CONCEPTUAL SITE MODEL **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SUMMARY REPORT AND CONCEPTUAL SITE MODEL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6659731388/T10000004509.PDF

Document Type: Site Documents **Document Date:** 8/5/2019
Type: CONSTRUCTION QUALITY ASSURANCE REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: CONSTRUCTION QUALITY ASSURANCE REPORT FOR THE CONSTRUCTION OF THE VAPOR INTRUSION MITIGATION SYSTEM
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2631612956/T10000004509.PDF

Document Type: Site Documents **Document Date:** 10/26/2017
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SVE SYSTEM QUARTERLY O & M REPORT (JULY - SEPTEMBER 2017)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5951339

Document Type: Site Documents **Document Date:** 3/8/2017
Type: PILOT STUDY/ TREATABILITY REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: QUARTERLY PILOT SVE SYSTEM STATUS REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5917572

Document Type: Site Documents **Document Date:** 8/25/2016
Type: PILOT STUDY/ TREATABILITY REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: PILOT SVE SYSTEM SUMMARY REPORT, FORMER ANACONDA WIRE &CABLE FACILITY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5951333

Document Type: Site Documents **Document Date:** 4/30/2020
Type: REMEDIAL PROGRESS REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT JANUARY - MARCH 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3686142206/T10000004509.PDF

Document Type: Site Documents **Document Date:** 1/30/2020
Type: REMEDIAL PROGRESS REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT OCTOBER - DECEMBER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8190694987/T10000004509.PDF

Document Type: Site Documents **Document Date:** 10/17/2018

Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT (JULY - SEPTEMBER 2018)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1491906940/T10000004509.PDF

Document Type: Site Documents **Document Date:** 4/17/2017
Type: TECHNICAL MEMOS **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: VPO_TECH MEMO
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5951329

Document Type: Site Documents **Document Date:** 5/25/2016
Type: PILOT STUDY/ TREATABILITY REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SOIL VAPOR EXTRACTION PILOT TEST
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5889796

Document Type: Site Documents **Document Date:** 6/10/2014
Type: PROGRESS REPORT (SOIL/GW/ UPDATES) **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SITE DEMOLITION ACTIVITIES
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5886336

Document Type: Site Documents **Document Date:** 3/25/2014
Type: SOIL VAPOR INTRUSION INVESTIGATION REPORT **Submitted:**
Submitted By: (REGULATOR)
Title: REPORT OF SUPPLEMENTAL SOIL AND SOIL VAPOR INVESTIGATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802273

Document Type: Site Documents **Document Date:** 4/25/2013
Type: SITE INVESTIGATION **Submitted:**
Submitted By: (REGULATOR)
Title: SUPPLEMENTAL SOURCE AREA INVESTIGATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802301

Document Type: Site Documents **Document Date:** 2/21/2012
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: INFORMATION REQUEST TRANSMITTAL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802486

Document Type: Monitoring Reports **Document Date:** 10/11/2021
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SEMI-ANNUAL SOIL VAPOR PROBE SAMPLING REPORT JUNE 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6679190278/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 10/17/2017
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, THIRD QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3563727259/T10000004509.PDF

Document Type: Site Documents **Document Date:** 6/30/2014
Type: REMEDIAL INVESTIGATION WORKPLAN **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SCOPE OF WORK NESTED GROUNDWATER WELL INSTALLATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5863154

Document Type: Site Documents **Document Date:** 6/30/2014
Type: REMEDIAL INVESTIGATION WORKPLAN **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SOIL VAPOR EXTRACTION PILOT TEST WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5863159

Document Type: Site Documents **Document Date:** 4/1/2014
Type: SITE INVESTIGATION **Submitted:**

Submitted By: (REGULATOR)
Title: RESULTS OF INDOOR AND OUTDOOR AIR SAMPLING
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802278

Document Type: Site Documents **Document Date:** 3/8/2012
Type: PILOT STUDY/ TREATABILITY REPORT **Submitted:**
Submitted By: (REGULATOR)
Title: VAPOR EXTRACTION PILOT TEST REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802165

Document Type: Monitoring Reports **Document Date:** 9/7/2022
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O & M REPORT (APRIL - JUNE 2022)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8568984627/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 10/11/2021
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SEMI-ANNUAL GROUNDWATER MONITORING REPORT SECOND PERIOD 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4704135477/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 4/30/2021
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SEMI-ANNUAL GROUNDWATER MONITORING REPORT FIRST PERIOD 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3974444806/T10000004509.PDF

Document Type: Monitoring Reports **Document Date:** 3/1/2021
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FOURTH QUARTER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1458712995/T10000004509.PDF

Document Type: Site Documents **Document Date:** 6/17/2020
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: PALOMA ABELL-OROZCO (REGULATOR)
Title: ANNUAL ESTIMATION LETTER 2020-2021
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6441012

Document Type: Site Documents **Document Date:** 8/6/2019
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT (APRIL - JUNE 2019)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7784475505/T10000004509.PDF

Document Type: Site Documents **Document Date:** 4/30/2021
Type: REMEDIAL PROGRESS REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT JANUARY - MARCH 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9528445661/T10000004509.PDF

Document Type: Site Documents **Document Date:** 12/18/2020
Type: REMEDIAL PROGRESS REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT JULY - SEPTEMBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1730677723/T10000004509.PDF

Document Type: Site Documents **Document Date:** 7/15/2020
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: OPERATION MONITORING AND MAINTENANCE PLAN FOR THE VAPOR MONITORING AND CONTROL SYSTEM, WEST RESIDENTIAL VILLAGE AT VPO
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2696682274/T10000004509.PDF

Document Type: Site Documents **Document Date:** 4/22/2020
Type: REMEDIAL PROGRESS REPORT **Submitted:**

Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SOIL VAPOR PROBE SAMPLING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9807171165/T10000004509.PDF

Document Type: Site Documents **Document Date:** 6/17/2019
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: ALAN KUOCH (REGULATOR)
Title: ANNUAL ESTIMATION LETTER 2019-2020
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6412082

Document Type: Site Documents **Document Date:** 1/30/2019
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SVE SYSTEM QUARTERLY O&M REPORT (OCTOBER - DECEMBER 2018)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2049316644/T10000004509.PDF

Document Type: Site Documents **Document Date:** 1/15/2018
Type: WELL DESTRUCTION REPORT **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: WELL ABANDONMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4139465570/T10000004509.PDF

Document Type: Site Documents **Document Date:** 7/3/2017
Type: WELL INSTALLATION REPORT **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: WELL INSTALLATION AND GROUNDWATER MONITORING , SECOND QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5951327

Document Type: Site Documents **Document Date:** 4/17/2017
Type: TECHNICAL MEMOS **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: MKS_VI TECH MEMO
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5951328

Document Type: Site Documents **Document Date:** 1/23/2017
Type: WELL INSTALLATION WORKPLAN **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: GROUNDWATER WELL INSTALLATION AND ABANDONMENT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5917571

Document Type: Site Documents **Document Date:** 6/30/2014
Type: REMEDIAL INVESTIGATION WORKPLAN **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: SOIL VAPOR EXTRACTION PILOT TEST WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5863158

Document Type: Site Documents **Document Date:** 9/18/2013
Type: OTHER WORKPLAN **Submitted:**
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SOIL REMOVAL PROTOCOL - SOUTHEAST PORTION OF SITE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3291972279/T10000004509.PDF

Document Type: Site Documents **Document Date:** 7/23/2013
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Submitted By: (REGULATOR)
Title: REVISION NO. 2 - SUPPLEMENTAL SITE INVESTIGATION WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&document_id=5802175

Document Type: Site Documents **Document Date:** 3/11/2013
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Submitted By: KAMRON SAREMI (REGULATOR)
Title: COMMENTS ON THE WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6151696

Document Type: Site Documents **Document Date:** 6/12/2012
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT **Submitted:**

Submitted By: (REGULATOR)
Title: OVERSIGHT COST REIMBURSEMENT FOR SITE CLEANUP PROGRAM (SCP)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000004509&enforcement_id=6199683

Document Type: Site Documents
Document Date: 9/16/1998
Type: SITE INVESTIGATION
Submitted:
Submitted By: ARIEL CARMICHAEL (AUTH_RP)
Title: SUBSURFACE INVESTIGATION, FORMER ANACONDA WIRE MANUFACTURING FACILITY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2143351674/T10000004509.PDF

Sites from GeoTracker Search - Cleanup Status History (as of May 25, 2023)

Status: Open - Case Begin Date
Date: 12/26/2012

Status: Open - Remediation
Date: 7/6/2016

Status: Open - Assessment & Interim Remedial Action
Date: 11/2/2015

Status: Open - Site Assessment
Date: 12/26/2012

62	2 of 3	NNW	0.24 / 1,290.11	179.94 / -5	J.M.S. AUTOMOTIVE REBUILDERS I 296 N CYPRESS ORANGE, CA CA 92666	EMISSIONS

1987 Criteria Data

Facility ID: 55106
Facility SIC Code: 9999
CO: 30
Air Basin: SC
District: SC
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: 1.6
ROGT: 1.5488
COT:
NOXT:
SOXT:
PMT: 0
PM10T: 0

1987 Toxic Data

Facility ID: 55106
Facility SIC Code: 9999
CO: 30
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

62	3 of 3	NNW	0.24 / 1,290.11	179.94 / -5	J.M.S. AUTOMOTIVE REBUILDERS I 296 N CYPRESS ORANGE CA 92666	EMISSIONS

1990 Criteria Data

Facility ID: 55106
Facility SIC Code: 3714
CERR Code:
TOGT: 1.8

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

CO:	30	**ROGT:**	1.7424
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1990 Toxic Data

Facility ID:	55106	**COID:**	ORA
Facility SIC Code:	3714	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

63	1 of 2	W	0.27 / 1,417.47	176.09 / -9	**Mitchell Auto Service** **700 W Chapman Ave Orange Ca 92868-2821** **CA**	**LOP ORANGE**

Case ID: 98UT101

Details

Current Status:	Closed
Type of Closure:	Closure certification issued
Closed Date:	3/3/2004
File Location:	Warehouse

63	2 of 2	W	0.27 / 1,417.47	176.09 / -9	**J&P OIL COMPANY, INC.** **700 W CHAPMAN AVE.** **ORANGE CA 92868**	**RCRA TSD**

EPA Handler ID:	CAC003013647
Gen Status Universe:	No Report
Contact Name:	TOMMY PAWAR
Contact Address:	700 W CHAPMAN AVE. , , ORANGE , CA, 92868 ,
Contact Phone No and Ext:	714-202-5878
Contact Email:	TPS.PAWAR@GMAIL.COM
Contact Country:	
Land Type:	
County Name:	ORANGE
EPA Region:	09
Receive Date:	20190506
Location Latitude:	33.787539
Location Longitude:	-117.859928

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, 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:	20190506
Handler Name:	J&P OIL COMPANY, INC.
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	700 W CHAPMAN AVE.
Name:	TOMMY PAWAR	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	714-202-5878	***Country:***	
Source Type:	Implementer	***Zip Code:***	92868

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	700 W CHAPMAN AVE.
Name:	J&P OIL COMPANY, INC	***Street 2:***	
Date Became Current:		***City:***	ORANGE
Date Ended Current:		***State:***	CA
Phone:	714-202-5878	***Country:***	
Source Type:	Implementer	***Zip Code:***	92868

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
64	1 of 1	NNW	0.29 / 1,543.64	180.41 / -5	VILLA PARK ORCHARDS ASSOC. 350 N CYPRESS ORANGE CA 92866	LUST

Global ID:	T0605901979	***Census Tract:***	6059075901
Status Date:	10/7/1996	***Match Key:***	T0605901979
Case Type:	LUST CLEANUP SITE	***County:***	ORANGE
Oil Field:		***Latitude:***	33.792417
Oil Field Operator:		***Longitude:***	-117.856874
Status:	COMPLETED - CASE CLOSED	***RWQCB Region:***	

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

CUF Case:	NO
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Case Worker:	MG
Local Agency:	ORANGE, CITY OF
RB Case No:	083002889T
Local Case No:	
File Location:	
Potential COC:	Gasoline
Potential Media of Concern:	Soil
Begin Date:	8/29/1996
How Discovered:	Tank Closure
How Discovered Description:	
Stop Method:	
Stop Description:	

Calwater Watershed Name:	Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
DWR GW Subbasin Name:	Coastal Plain Of Orange County (8-001)
Disadvantaged Community:	
CalEnvScreen Score:	
Coordinate Source:	Google Geocode
Discharge Cause:	Unknown
Discharge Source:	Other
EPA Region:	9
Leak Reported Dt:	1996-09-03 00:00:00
Military DoD Site:	No
No Further Action Dt:	1996-10-07 00:00:00
Qty Rlsd Gallons:	
Facility Project Sub Type:	
Calenviroscreen 3 Score:	56-60%
Calenviroscreen 4 Score:	40-45%
Site History:	

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker
Contact Name:	KATHY DASCOMB
Organization Name:	ORANGE, CITY OF
Address:	2009 EAST EDINGER AVENUE
City:	SANTA ANA
Email:	kdascomb@cityoforange.org
Phone No:	7146673773

Contact Type:	Regional Board Caseworker - Primary Caseworker
Contact Name:	MAILE SEEGER GEE
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	maile.gee@waterboards.ca.gov
Phone No:	9517824379

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Open - Site Assessment
Status Date:	8/29/1996

Status:	Open - Case Begin Date
Status Date:	8/29/1996

Status:	Completed - Case Closed
Status Date:	10/7/1996

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	VILLA PARK ORCHARDS ASSOC.
Site Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Address:	350 N CYPRESS
City:	ORANGE
Zip:	92866
County:	ORANGE
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605901979
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 10/7/1996
Project Status:	
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605901979&tabname=regulatoryhistory
Potential COC:	GASOLINE
Potential Media of Concern:	SOIL
File Location:	
User Defined Beneficial Use:	
Designated Beneficial Use:	MUN, AGR, IND, PROC, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.

DWR GW Sub Basin: Coastal Plain Of Orange County (8-001)
Calwater Watershed Name: Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SANTA ANA RWQCB (REGION 8) (LEAD) - CASE #: 083002889T
CASEWORKER: MAILE SEEGER GEE
ORANGE, CITY OF
CASEWORKER: KATHY DASCOMB
CUF Claim No:
CUF Priority Assig:
CUF Amount Paid:
WDR Place Type:
WDR File No:
WDR Order No:
Project Oversight Agencies:
Facility Type:
Composting Method:
Grndwtr Monitoring Frequency:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Open - Site Assessment
Date : 8/29/1996

Status: Open - Case Begin Date
Date : 8/29/1996

Status: Completed - Case Closed
Date : 10/7/1996

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Other Regulatory Actions
Action: Closure/No Further Action Letter
Action Date: 10/7/1996
Received Issue Date: 10/7/1996
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901979&enforcement_id=6101397&temptable=ENFORCEMENT
Title Description Comments:

Closure Statement and Summary for Villa Park Orchards

Action Type: Leak Action
Action: Leak Reported
Action Date: 9/3/1996
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action: Leak Discovery
Action Date: 8/29/1996
Received Issue Date:
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of May 25, 2023)

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

Document Type: Site Documents
Document Date: 10/7/1996
Type: CLOSURE/NO FURTHER ACTION LETTER
Submitted:
Submitted By: (REGULATOR)
Title: CLOSURE STATEMENT AND SUMMARY FOR VILLA PARK ORCHARDS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901979&enforcement_id=6101397

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
65	1 of 1	W	0.37 / 1,936.05	172.37 / -13	FCE AUTOMOTIVE 848 W CHAPMAN AVE ORANGE CA 92866	LUST

Global ID: T0605901309
Census Tract: 6059076000
Status Date: 1/10/2022
Match Key: T0605901309
Case Type: LUST CLEANUP SITE
County: ORANGE
Oil Field:
Latitude: 33.7876866069754
Oil Field Operator:
Longitude: -117.861554493254
Status: COMPLETED - CASE CLOSED
RWQCB Region:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

CUF Case: NO
Lead Agency: SANTA ANA RWQCB (REGION 8)
Case Worker: MAO
Local Agency: ORANGE, CITY OF
RB Case No: 083001739T
Local Case No: TT
File Location:
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media of Concern: Soil
Begin Date: 5/8/1997
How Discovered: Tank Closure
How Discovered Description:
Stop Method:
Stop Description:
Calwater Watershed Name: Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
DWR GW Subbasin Name: Coastal Plain Of Orange County (8-001)
Disadvantaged Community:
CalEnvScreen Score:
Coordinate Source: Google Map Move
Discharge Cause:
Discharge Source:
EPA Region: 9
Leak Reported Dt: 1997-06-13 00:00:00
Military DoD Site: No
No Further Action Dt: 2022-01-10 00:00:00
Qty Rlsd Gallons:
Facility Project Sub Type:
Calenviroscreen 3 Score: 56-60%
Calenviroscreen 4 Score: 65-70%
Site History:

This is an inactive case with no file at the Board.

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KATHY DASCOMB
Organization Name: ORANGE, CITY OF
Address: 2009 EAST EDINGER AVENUE
City: SANTA ANA
Email: kdascomb@cityoforange.org
Phone No: 7146673773

Contact Type: Regional Board Caseworker - Primary Caseworker
Contact Name: MIGUEL OVIEDO

Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 Main Street, Suite 500
City: RIVERSIDE
Email: miguel.oviedo@waterboards.ca.gov
Phone No: 9517823238

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Inactive
Status Date: 11/19/2015

Status: Open - Case Begin Date
Status Date: 5/8/1997

Status: Open - Site Assessment
Status Date: 2/25/2021

Status: Completed - Case Closed
Status Date: 1/10/2022

Status: Open - Inactive
Status Date: 3/22/2018

Status: Open - Eligible for Closure
Status Date: 7/30/2021

Status: Open - Site Assessment
Status Date: 5/8/1997

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name: FCE AUTOMOTIVE
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Address: 848 W CHAPMAN AVE
City: ORANGE
Zip: 92866
County: ORANGE
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605901309
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 1/10/2022
Project Status:
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605901309&tabname=regulatoryhistory
Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
Potential Media of Concern: SOIL
File Location:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
DWR GW Sub Basin: Coastal Plain Of Orange County (8-001)
Calwater Watershed Name: Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SANTA ANA RWQCB (REGION 8) (LEAD) - CASE #: 083001739T
CASEWORKER: MIGUEL OVIEDO
ORANGE, CITY OF - CASE #: TT
CASEWORKER: KATHY DASCOMB
CUF Claim No:
CUF Priority Assig:
CUF Amount Paid:
WDR Place Type:
WDR File No:
WDR Order No:
Project Oversight Agencies:
Facility Type:
Composting Method:
Grndwtr Monitoring Frequency:
Designated Beneficial Use Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, 8 - Note:

Desc: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Site History:

This is an inactive case with no file at the Board.

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Open - Inactive
Date : 3/22/2018

Status: Open - Eligible for Closure
Date : 7/30/2021

Status: Completed - Case Closed
Date : 1/10/2022

Status: Open - Case Begin Date
Date : 5/8/1997

Status: Open - Site Assessment
Date : 2/25/2021

Status: Open - Site Assessment
Date : 5/8/1997

Status: Open - Inactive
Date : 11/19/2015

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Other Regulatory Actions
Action: Closure/No Further Action Letter
Action Date: 1/10/2022
Received Issue Date: 1/10/2022
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6484345&temptable=ENFORCEMENT
Title Description Comments:

Case Closure/No Further Action

Action Type: Notices
Action: Notification - Public Notice of Case Closure
Action Date: 10/28/2021
Received Issue Date: 10/28/2021
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6479582&temptable=ENFORCEMENT
Title Description Comments:

60-Day Notification-Request for Comments on Proposed Closure of Remedial Acitivites

Action Type: Response Requested - Reports
Action: Site Assessment Report
Action Date: 6/8/2021
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action: Request for Closure - Regulator Responded
Action Date: 6/8/2021
Received Issue Date: 6/7/2021
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605901309&doc_id=6047955
Title Description Comments:

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 4/15/2021
Received Issue Date: 4/15/2021
Doc Link:
Title Description Comments:

Communication with consultant and RP that two borings were successfully advanced with a direct push rig and samples have been submitted to the laboratory for analysis. The site is in compliance and a report is expected.

Action Type: Other Regulatory Actions
Action: Staff Letter
Action Date: 3/10/2021
Received Issue Date: 3/10/2021
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6461996&temptable=ENFORCEMENT
Title Description Comments:

Request for Investigation Report

Action Type: Other Regulatory Actions
Action: Email Correspondence
Action Date: 1/26/2021
Received Issue Date: 1/26/2021
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6462004&temptable=ENFORCEMENT
Title Description Comments:

FCE Memo confirming phone conversation: The RP has been unable to travel from China during the COVID restrictions and is asking for this as the basis of the extension. Seeing as the deadline already passed, I agreed to submitting the workplan in 30 days.

Action Type: Response Requested - Other
Action: Email Correspondence - Regulator Responded
Action Date: 1/26/2021
Received Issue Date: 1/26/2021
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605901309&doc_id=6041391
Title Description Comments:

New Consultant Notification

Action Type: Response Requested - Workplans
Action: Preliminary Site Assessment Workplan - Regulator Responded
Action Date: *2/28/2021
Received Issue Date: 2/24/2021
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605901309&doc_id=6047117
Title Description Comments:

Action Type: Enforcement/Orders
Action: 13267 Requirement
Action Date: 6/9/2020
Received Issue Date: 6/9/2020
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6437753&temptable=ENFORCEMENT
Title Description Comments:

Requirement to Submit Technical Reports

Action Type: Other Regulatory Actions
Action: File review
Action Date: 5/1/2020
Received Issue Date: 5/1/2020
Doc Link:
Title Description Comments:

Review available data for draft program letter.

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 1/2/2019
Received Issue Date: 1/2/2019
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6383321&temptable=ENFORCEMENT
Title Description Comments:

Email Communication with former owner (personal email addresses redacted)

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 12/27/2018
Received Issue Date: 12/27/2018
Doc Link:
Title Description Comments:

Spoke with Site contact regarding old tank case and made an appointment to reconnect on Monday 12/31 to discuss details with FCE business owner. Sent email to confirm.

Action Type: Other Regulatory Actions
Action: File review
Action Date: 3/22/2018
Received Issue Date: 3/22/2018
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 3/22/2018
Received Issue Date: 3/22/2018
Doc Link:
Title Description Comments:

LTCP update LTCP updated for 2018

Action Type: Other Regulatory Actions
Action: File review
Action Date: 1/5/2017
Received Issue Date: 1/5/2017
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 11/19/2015
Received Issue Date: 11/19/2015
Doc Link:
Title Description Comments:

Discuss case with student volunteer for file research

Action Type: Other Regulatory Actions
Action: File review
Action Date: 3/18/2015
Received Issue Date: 3/18/2015
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions

Action: File review
Action Date: 7/9/2014
Received Issue Date: 7/9/2014
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action: File review
Action Date: 1/14/2014
Received Issue Date: 1/14/2014
Doc Link:
Title Description Comments:

File search.

Action Type: Referral to Other Agency
Action: Referral to Regional Board
Action Date: 7/1/2013
Received Issue Date: 7/1/2013
Doc Link:
Title Description Comments:

FCE AUTOMOTIVE (T0605901309) - Case transfer to RB

Action Type: Leak Action
Action: Leak Reported
Action Date: 6/13/1997
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action: Leak Discovery
Action Date: 5/8/1997
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action: Leak Stopped
Action Date: 5/8/1997
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 4/9/1997
Received Issue Date: 4/9/1997
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605901309&doc_id=5975589
Title Description Comments:

Tank Removal Permit

Action Type: Enforcement - Other
Action: UNK
Action Date:
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Enforcement - Other

Action: UNK
Action Date:
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Enforcement/Orders
Action: 13267 Requirement
Action Date:
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Enforcement - Other
Action: UNK
Action Date:
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Enforcement - Other
Action: UNK
Action Date:
Received Issue Date:
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Site Maps (as of May 25, 2023)

Submitted: 6/7/2021*
Submitted By: PHILIP GILCHRIST (AUTH_RP)
Title: SOIL INVESTIGATION REPORT - FCE AUTOMOTIVE (PEC1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5158306419/T0605901309.PDF

Submitted: 6/7/2021*
Submitted By: PHILIP GILCHRIST (AUTH_RP)
Title: SOIL INVESTIGATION REPORT - FCE AUTOMOTIVE (PEC2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2594139814/T0605901309.PDF

Sites from GeoTracker Search - Documents (as of May 25, 2023)

Document Type: Site Documents ***Document Date:*** 4/9/1997
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Submitted By: NICHOLAS HOWARD (REGULATOR)
Title: TANK REMOVAL PERMIT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&document_id=5975589

Document Type: Site Documents ***Document Date:*** 6/9/2020
Type: 13267 REQUIREMENT ***Submitted:***
Submitted By: ROSE SCOTT (REGULATOR)
Title: REQUIREMENT TO SUBMIT TECHNICAL REPORTS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6437753

Document Type: Site Documents ***Document Date:*** 2/24/2021
Type: SITE INVESTIGATION WORKPLAN ***Submitted:***
Submitted By: PHILIP GILCHRIST (AUTH_RP)
Title: WORK PLAN FOR SOIL INVESTIGATION - FORMER FCE AUTOMOTIVE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7176600575/T0605901309.PDF

Document Type: Site Documents ***Document Date:*** 6/7/2021
Type: REQUEST FOR CLOSURE ***Submitted:***
Submitted By: PHILIP GILCHRIST (AUTH_RP)
Title: SOIL INVESTIGATION REPORT - FCE AUTOMOTIVE

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

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6913394331/T0605901309.PDF

Document Type: Site Documents **Document Date:** 1/2/2019
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Submitted By: ROSE SCOTT (REGULATOR)
Title: EMAIL COMMUNICATION WITH FORMER OWNER (PERSONAL EMAIL ADDRESSES REDACTED)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6383321

Document Type: Site Documents **Document Date:** 1/26/2021
Type: EMAIL CORRESPONDENCE **Submitted:**
Submitted By: ROSE SCOTT (REGULATOR)
Title: NEW CONSULTANT NOTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&document_id=6041391

Document Type: Site Documents **Document Date:** 1/10/2022
Type: CLOSURE/NO FURTHER ACTION LETTER **Submitted:**
Submitted By: MIGUEL OVIEDO (REGULATOR)
Title: CASE CLOSURE/NO FURTHER ACTION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6484345

Document Type: Site Documents **Document Date:** 1/26/2021
Type: EMAIL CORRESPONDENCE **Submitted:**
Submitted By: ROSE SCOTT (REGULATOR)
Title: FCE MEMO CONFIRMING PHONE CONVERSATION:
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6462004

Document Type: Site Documents **Document Date:** 10/28/2021
Type: NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE **Submitted:**
Submitted By: MIGUEL OVIEDO (REGULATOR)
Title: 60-DAY NOTIFICATION-REQUEST FOR COMMENTS ON PROPOSED CLOSURE OF REMEDIAL ACITIVITES
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6479582

Document Type: Site Documents **Document Date:** 3/10/2021
Type: STAFF LETTER **Submitted:**
Submitted By: ROSE SCOTT (REGULATOR)
Title: REQUEST FOR INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901309&enforcement_id=6461996

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
66	1 of 1	W	0.41 / 2,143.08	169.49 / -16	SMOG EXPRESS 904 W CHAPMAN AVE ORANGE CA 92668	LUST

Global ID: T0605901289 **Census Tract:** 6059076000
Status Date: 1/29/1992 **Match Key:** T0605901289
Case Type: LUST CLEANUP SITE **County:** ORANGE
Oil Field: **Latitude:** 33.787581
Oil Field Operator: **Longitude:** -117.862104
Status: COMPLETED - CASE CLOSED **RWQCB Region:**

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

CUF Case: NO
Lead Agency: ORANGE, CITY OF
Case Worker: UNK
Local Agency: ORANGE, CITY OF
RB Case No: 083001703T
Local Case No:
File Location:
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media of Concern: Soil
Begin Date: 9/19/1991
How Discovered: Tank Closure
How Discovered Description:
Stop Method:
Stop Description:

Calwater Watershed Name:	Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
DWR GW Subbasin Name:	Coastal Plain Of Orange County (8-001)
Disadvantaged Community:	
CalEnvScreen Score:	
Coordinate Source:	Google Geocode
Discharge Cause:	Unknown
Discharge Source:	Other
EPA Region:	9
Leak Reported Dt:	1992-01-06 00:00:00
Military DoD Site:	No
No Further Action Dt:	1992-01-29 00:00:00
Qty Rlsd Gallons:	
Facility Project Sub Type:	
Calenviroscreen 3 Score:	66-70%
Calenviroscreen 4 Score:	65-70%
Site History:	

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker
Contact Name:	PATRICIA HANNON
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	patricia.hannon@waterboards.ca.gov
Phone No:	

Contact Type:	Local Agency Caseworker - Primary Caseworker
Contact Name:	UNK
Organization Name:	ORANGE, CITY OF
Address:	
City:	r8 UNKNOWN
Email:	
Phone No:	

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Open - Site Assessment
Status Date:	9/25/1991

Status:	Open - Site Assessment
Status Date:	1/6/1992

Status:	Open - Case Begin Date
Status Date:	9/19/1991

Status:	Completed - Case Closed
Status Date:	1/29/1992

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	SMOG EXPRESS
Site Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Address:	904 W CHAPMAN AVE
City:	ORANGE
Zip:	92668
County:	ORANGE
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605901289
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 1/29/1992
Project Status:	
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605901289&tabname=regulatoryhistory
Potential COC:	WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
Potential Media of Concern:	SOIL
File Location:	

User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
DWR GW Sub Basin: Coastal Plain Of Orange County (8-001)
Calwater Watershed Name: Santa Ana River - Lower Santa Ana River - East Coastal Plain (801.11)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE, CITY OF (LEAD)
CASEWORKER: UNK
SANTA ANA RWQCB (REGION 8) - CASE #: 083001703T
CASEWORKER: PATRICIA HANNON
CUF Claim No:
CUF Priority Assig:
CUF Amount Paid:
WDR Place Type:
WDR File No:
WDR Order No:
Project Oversight Agencies:
Facility Type:
Composting Method:
Grndwtr Monitoring Frequency:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Open - Site Assessment
Date : 1/6/1992

Status: Completed - Case Closed
Date : 1/29/1992

Status: Open - Case Begin Date
Date : 9/19/1991

Status: Open - Site Assessment
Date : 9/25/1991

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Other Regulatory Actions
Action: Closure/No Further Action Letter
Action Date: 1/29/1992
Received Issue Date: 1/29/1992
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901289&enforcement_id=5901388&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Leak Action
Action: Leak Reported
Action Date: 1/6/1992
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action: Leak Discovery
Action Date: 9/25/1991
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action: Leak Stopped
Action Date: 9/19/1991
Received Issue Date:
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of May 25, 2023)

Document Type: Site Documents
Document Date: 1/29/1992
Type: CLOSURE/NO FURTHER ACTION LETTER
Submitted:
Submitted By: (REGULATOR), SANGAVI PARI (REGULATOR)
Title: CLOSURE/NO FURTHER ACTION LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605901289&enforcement_id=5901388

67	1 of 1	SSW	0.44 / 2,327.81	181.21 / -4	RAILROAD RXR 420 S MONTGOMERY PL ORANGE CA 92668	CLEANUP SITES

Global ID: T10000017991
County: ORANGE
Status: COMPLETED - CASE CLOSED
Latitude: 33.7820122
Status Date: 9/15/1988
Longitude: -117.8578147
Site Facility Type: CLEANUP PROGRAM SITE
RWQCB Region:
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:
Local Case No: 88IC051
Begin Date: 9/15/1988
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
CalEnvScreen Score:
EPA Region: 9
Qty Rlsd Gallons:
Potential COC:
How Discovered:
Stop Method:
Stop Description:
Case Worker:
Military DoD Site: No
Leak Reported Dt:
No Further Action Dt: 1988-09-15 00:00:00
Potential Media of Concern:
How Discovered Description:
Calwater Watershed Name:
DWR GW Subbasin Name:
Disadvantaged Community:
Coordinate Source:
Discharge Cause:
Discharge Source:
Facility Project Sub Type:
Calenviroscreen 3 Score:
Calenviroscreen 4 Score:
File Location: All Files are on GeoTracker or in the Local Agency Warehouse
Site History:

Please refer to recent Site Documents or Monitoring Reports for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Case Begin Date
Status Date: 1988-09-15 00:00:00

Status: Completed - Case Closed
Status Date: 1988-09-15 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: IC SUPERVISOR
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER RD., SUITE 120
City: SANTA ANA
Email: ghiggins@ochca.com
Phone No:

Cleanup Program Sites from GeoTracker Search - Regulatory Profile

Project Status:
Cuf Claim No:
CUF Priority Assign:
CUF Amount Paid:
Composting Method:
Facility Type:
WDR Place Type:
WDR File No:
WDR Order No:
File Location: ALL FILES ARE ON GEOTRACKER OR IN THE LOCAL AGENCY WAREHOUSE
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, 8 - Note: Also incl parts of 801.13, 801.14, 845.61 - Note: Also incl parts of 801.13, 801.14, 845.61, 845.63.
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000017991
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 9/15/1988
Potential COC: NONE SPECIFIED
Potential Media of Concern: NONE SPECIFIED
Groundwater Monitoring Freq:
DWR GW Sub Basin:
CalWater Watershed Name:
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 88IC051
CASEWORKER: IC SUPERVISOR
SANTA ANA RWQCB (REGION 8)
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000017991&tabname=regulatoryhistory
Site History:

Please refer to recent Site Documents or Monitoring Reports for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Other Regulatory Actions
Action: Historic Files
Action Date: 5/17/2022
Received Issue Date: 5/17/2022
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000017991&enforcement_id=6494710&temptable=ENFORCEMENT
Title Description Comments:

Historic Files

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

Sites from GeoTracker Search - Documents (as of May 25, 2023)

Document Type:	Site Documents	***Document Date:***	5/17/2022
Type:	HISTORIC FILES	***Submitted:***	
Submitted By:	VIVIAN NGUYEN (REGULATOR)		
Title:	HISTORIC FILES		
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000017991&enforcement_id=6494710		

Sites from GeoTracker Search - Cleanup Status History (as of May 25, 2023)

Status:	Open - Case Begin Date
Date:	9/15/1988
Status:	Completed - Case Closed
Date:	9/15/1988

68	1 of 1	SSW	0.47 / 2,503.80	181.28 / -4	OLD TOWN FIBERGLASS INC ORANGE CA	PFAS IND

Status:	Inactive	***Fac Fips Code:***	06059
Industry:	Plastics and Resins	***Fac Indian Cntry Flg:***	N
Compliance Status:	No Violation Identified	***Fac Derived Huc:***	18070203
EPA Programs:	CWA	***Fac Derived Wbd:***	180702031002
Federal Facility:	No	***Fac Derived Cd113:***	46
Federal Agency:	-	***Fac Derived Cb2010:***	060590760001015
Fac Snc Flg:	N	***Fac Informal Count:***	0
AIR Flag:	N	***Last Informal Action:***	-
NPDES Flag:	Y	***Formal Action Count:***	0
SDWIS Flag:	N	***Last Formal Action:***	-
RCRAFlag:	N	***Fac Total Penalties:***	0
TRI Flag:	N	***Fac Penalty Count:***	-
GHG Flag:	N	***Date Last Penalty:***	-
TRI IDs:	-	***Last Penalty Amt:***	-
TRI Releases Trnsfrs:	-	***Fac Qtrs With Nc:***	8
TRI on Site Releases:	-	***Programs With Snc:***	0
TRI off Site Trnsfrs:	-	***Fac Percent Minority:***	72.218
TRI Reporter:	-	***Fac Pop Den:***	8618.83
Fac Imp Water Flg:	-	***Count:***	1
Fac Major Flag:	-	***Fac County:***	ORANGE COUNTY
Fac Active Flag:	Y	***State Other :***	
Fac Inspection Count:	0	***Region:***	09
Date Last Inspection:	-	***Latitude:***	33.78139
Days Last Inspection:	-	***Longitude:***	-117.85753

Fac Derived Tribes:	-
AIR IDs:	-
CAA Permit Types:	-
CAA NAICS:	-
CAA SICS:	-
NPDES IDs:	CAZ301120
CWA Permit Types:	Minor
CWA NAICS:	-
CWA SICS:	3089
RCRA IDs:	-
RCRA Permit Types:	-
RCRA NAICS:	-
SDWA IDs:	-
SDWA System Types:	-
SDWA Compliance Status:	-
SDWA Snc Flag:	N
Fac Collection Meth:	-
EJSCREEN Flag Us:	Y
EJSCREEN Report:	https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-117.85753,%22y%22:33.78139,%22spatialReference%22:%7B%22wkid%22:4326%7D%

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

7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1

ECHO Facility Report: https://echo.epa.gov/detailed-facility-report?fid=110070090108

---

69 | **1 of 1** | **SE** | **0.79 / 4,150.36** | **189.87 / 5** | **SANTA ANA ROCK AND GRAVEL CO.**
ORANGE COUNTY
ORANGE CA 92866 | **MRDS**

Dep ID: 10115920
Dev Status: PAST PRODUCER
Code List: SDG
Url: http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10115920
I1: 66
Latitude: 33.77832
Longitude: -117.847595

Commodity

I1: 22
Code: SDG
Commodity: Sand and Gravel, Cons
Commodity Type: Non-metallic
Commodity Group: Sand and Gravel
Importance: Primary
Line: 1
Inserted By: MAS migration
Insert Date: 29-OCT-2002 09:00:24
Updated By: USGS
Update Date: 29-OCT-2002 09:01:19

Names

I1: 34
Status: Previous
Site Name: Santa Ana Rock and Gravel Co
Line: 1
Inserted By: MAS migration
Insert Date: 29-OCT-02
Updated By: USGS
Update Date: 29-OCT-02

Names

I1: 34
Status: Current
Site Name: Santa Ana Rock and Gravel Co.
Line: 2
Inserted By: MAS migration
Insert Date: 29-OCT-02
Updated By: USGS
Update Date: 29-OCT-02

---

70 | **1 of 3** | **NNW** | **0.83 / 4,382.30** | **178.21 / -7** | **SHIPLEY COMPANY LLC**
642 W NICOLAS AVE
ORANGE CA 92668 | **INSP**
COMP ENF

EPA ID: CAD001968361
Geotracker Address: 642 W NICOLAS AVE
Geotracker City: ORANGE
Report URL: https://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000990
County: ORANGE
Geotracker Lat: 33.799656
Geotracker Long: -117.860142

Inspection Information

Inspection Type: Financial Records Review - Standardized Permit
Violations: No Violations
Inspection Date: 5/17/2001
Return to Compliance:
Report Sent Date: 6/29/2001

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Minor
Inspection Date: 5/31/2001
Return to Compliance: 6/15/2001
Report Sent Date: 6/29/2001

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: No Violations
Inspection Date: 4/29/1999

Return to Compliance:
Report Sent Date: 5/25/1999

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Minor
Inspection Date: 4/28/2000
Return to Compliance: 7/30/2000
Report Sent Date: 6/30/2000

Permitting

Site Code:
Program Type: HAZARDOUS WASTE FACILITY
Facility Type: UNKNOWN
Calenviro Screen Percentile Sc: 75-80%
Site Facility Type: CLOSED
Facility History:

Assembly District: 68
Senate District: 37
Census Tract: 6059076204

10-16-2017 -This facility had a full RCRA permit (5/20/1991) which was converted to a standardized permit via letter on 12/21/1993. This facility closed on 11/18/02 (see closure verification document).

DTSC Investigation Compliance Enforcement Sites

Envirostor ID: 3000990
Status: No Action
FID Ice Sites Sp: 56
FID T1: 499
Local Enviro Screen 3.0 Tract: 6059076204
Local Env Screen 3.0 Pctlran: 76 - 80%

Site Type: INSPECTION
Latitude: 33.799656
Longitude: -117.860142

Site Details from REST Service

Envirostor ID: 3000990
Status: No Action
Site Type: INSPECTION

Latitude: 33.799656
Longitude: -117.860142

Site Details (Download)

Envirostor ID: 3000990
Site Type: INSPECTION
Status: No Action
County:
Project Name:

Address:
City:
Zip:

---

70 | ***2 of 3*** | ***NNW*** | ***0.83 / 4,382.30*** | ***178.21 / -7*** | ***SHIPLEY COMPANY LLC 642 W NICOLAS AVE ORANGE CA 926680000*** | ***ENVIROSTOR***

Estor/EPA ID: CAD001968361
Site Code:
Nat Priority List:
APN:
Census Tract: 6059076204
Site Type: CLOSED
Address Description: 642 W NICOLAS AVE
Office:
Special Program:
Funding:
Cleanup Status:
Cleanup Oversight Agencies:
School District:
Past Use that Caused Contam:
Potential Media Affected:

Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: ORANGE
Latitude: 33.799656
Longitude: -117.860142
Acres:
Supervisor:

Potential Contamin of Concern:

Site History:

10-16-2017 -This facility had a full RCRA permit (5/20/1991) which was converted to a standardized permit via letter on 12/21/1993. This facility closed on 11/18/02 (see closure verification document).

Status: CLOSED
Program Type: HAZ WASTE - RCRA
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD001968361

Status: NO ACTION
Program Type: INSPECTION
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000990

Units Undergoing Closure

Date: 11/18/2002
Event Description: CLOSURE FINAL - ISSUE CLOSURE VERIFICATION
Unit: UNIT1
Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD001968361&link_key=555&document_category=CLOSURE+VERIFICATION&event_description=Closure+Final+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa

Date: 10/23/2002
Event Description: CLOSURE FINAL - RECEIVE CLOSURE CERTIFICATION
Unit: UNIT1
Doc Link:

70	3 of 3	NNW	0.83 / 4,382.30	178.21 / -7	**SHIPLEY COMPANY LLC** **642 W NICOLAS AVE** **ORANGE CA 926680000**	HWP

Estor/EPA ID: CAD001968361
Nat Priority List:
Census Tract: 6059076204
Permit Renewl Lead:
Project Manager:
Site Code:
Cleanup Status:
Cleanup Oversight Agencies:
Assembly District: 68
Senate District: 34
School District:
Office:
Public Participatn Spclst:
Special Program:
Funding:
Site Type: CLOSED
APN:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contaminants of Concern:

Acres:
Supervisor:
County: ORANGE
Latitude: 33.799656
Longitude: -117.860142

Site History:

10-16-2017 -This facility had a full RCRA permit (5/20/1991) which was converted to a standardized permit via letter on 12/21/1993. This facility closed on 11/18/02 (see closure verification document).

Status: NO ACTION
Program Type: INSPECTION
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000990

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

Status: CLOSED
Program Type: HAZ WASTE - RCRA
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD001968361

Units Undergoing Closure

Event Description: CLOSURE FINAL - ISSUE CLOSURE VERIFICATION
Date: 11/18/2002
Unit: UNIT1
Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD001968361&link_key=555&document_category=CLOSURE+VERIFICATION&event_description=Closure+Final+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa

Event Description: CLOSURE FINAL - RECEIVE CLOSURE CERTIFICATION
Date: 10/23/2002
Unit: UNIT1
Doc Link:

71	1 of 1	NW	0.85 / 4,466.23	169.04 / -16	**INDEPENDENT FORGE CO.** **692 N. BATAVIA** **ORANGE CA 92665**	ENVIROSTOR

Estor/EPA ID: 71002881
Site Code:
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6059076204
Site Type: TIERED PERMIT
Address Description: 692 N. BATAVIA
Office: CLEANUP CYPRESS
Special Program:
Funding:
Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: ORANGE
Latitude: 33.798843
Longitude: -117.862715
Acres: NONE SPECIFIED
Supervisor:
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF
Cleanup Oversight Agencies: NONE SPECIFIED
School District:
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

Site History:

Status: INACTIVE - NEEDS EVALUATION
Program Type: TIERED PERMIT
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002881

Completed Activities

Title: Tiered Permitting Phase I Environmental assessment Checklist
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=71002881&doc_id=60453818
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 10/25/2018
Comments:

72	1 of 1	WNW	0.86 / 4,537.30	156.17 / -29	**STATEK CORP.** **512 N. MAIN STREET** **ORANGE CA 92668**	ENVIROSTOR

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

Estor/EPA ID: 71002448
Site Code:
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6059076101
Site Type: TIERED PERMIT
Address Description: 512 N. MAIN STREET
Office: CLEANUP CYPRESS
Special Program:
Funding:
Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: ORANGE
Latitude: 33.795668
Longitude: -117.86723
Acres: NONE SPECIFIED
Supervisor:
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF
Cleanup Oversight Agencies: NONE SPECIFIED
School District:
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Site History:

Potential Contamin of Concern:

NONE SPECIFIED

Status: INACTIVE - NEEDS EVALUATION
Program Type: TIERED PERMIT
CalEnviroScreen Score: 60-65%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002448

73	1 of 1	N	0.86 / 4,543.51	190.52 / 5	QUALITY ALUMINUM FORGE 810 N LEMON ST ORANGE CA 92867	ENVIROSTOR

Estor/EPA ID: 71003797
Site Code:
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6059076204
Site Type: TIERED PERMIT
Address Description: 810 N LEMON ST
Office: CLEANUP CYPRESS
Special Program:
Funding:
Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: ORANGE
Latitude: 33.800788
Longitude: -117.855586
Acres: NONE SPECIFIED
Supervisor:
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF
Cleanup Oversight Agencies: NONE SPECIFIED
School District:
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

Site History:

Status: INACTIVE - NEEDS EVALUATION
Program Type: TIERED PERMIT
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71003797

74	1 of 1	N	0.87 / 4,596.91	188.05 / 3	QUALITY ALUMINUM FORGE - ORANGE 820 N. CYPRESS STREET ORANGE CA 92867	ENVIROSTOR

Estor/EPA ID: 71002792
Site Code: 401907
Nat Priority List: NO
APN: NONE SPECIFIED
Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:

Census Tract:	6059076204	***Project Manager:***	KATHERINE GOULD
Site Type:	TIERED PERMIT	***County:***	ORANGE
Address Description:	820 N. CYPRESS STREET	***Latitude:***	33.800901
Office:	CLEANUP CYPRESS	***Longitude:***	-117.8563549
Special Program:		***Acres:***	0.5 ACRES
Funding:		***Supervisor:***	PATRICK HSIEH
Cleanup Status:	ACTIVE AS OF 11/7/2019		
Cleanup Oversight Agencies:	NONE SPECIFIED		
School District:			
Past Use that Caused Contam:	NONE SPECIFIED		
Potential Media Affected:	NONE SPECIFIED		
Potential Contamin of Concern:			

NONE SPECIFIED

Site History:

Quality Aluminum Forge (QAF), manufactures forged components for the aerospace, commercial and defense industries. The facility is located at 820 North Cypress Street in Orange, in an industrial area along the east side of the Metrolink's Inland Empire, Orange County Rail Line. The site consists of an approximately 37,000 square foot parcel of land developed with two tilt up concrete structures.

Quality Aluminum Forge is a generator of hazardous waste and was authorized to treat hazardous waste onsite under Tiered Permitting Permit by Rule (PBR) on August 2, 1993. In compliance with the PBR requirements, a Phase I Environmental Assessment Checklist (Phase I Checklist) dated December 3, 2018 was submitted to DTSC. The Phase I Checklist certifies that further investigation is not necessary to determine the existence, nature, and/or extent of contamination at the facility.

The California Reporting System database identifies the following onsite treatment at the QAF facility:

• CESW - rinsing/treating empty containers 100 gallons or less
• PBR Unit 1s and 2- treatment of wastewater by pH adjustment, precipitation and phase I separation by filtration, and gravity settling
On December 26, 2018, a fire incident occurred at the site. The firefighting activities and damage from the fire itself caused a release of hydraulic oil beyond the walls of the press building onto the western adjacent property owned by the Metropolitan Transportation Authority (MTA), and Metrolink's Inland Empire-Orange County Rail Line. The MTA property is unpaved, and the hydraulic oil stained the soil.

In July 2019, QAF submitted the application for corrective action oversight to the Orange County Health Care Agency, Certified Unified Program Agency (CUPA). On August 30, 2019, Orange County CUPA notified DTSC and the RWQCB of the proposed oversight under SB 1248. The notification included a copy of Murex's Hydraulic Oil Spill Investigation Report and Excavation Workplan dated July 25, 2019. The document identified soil sampling results with detection of TPH motor oil with concentration ranging from non-detect to 32,000 mg/kg. The soil samples were collected from Metrolink RR Row, outside of the QAF facility. QAF intends to do additional soil investigation and excavation. The RWQCB indicated that there was no objection for the CUPA to be the lead agency. However, due to QAF having a Tiered Permitting PBR authorization, and since the CUPA has not been delegated with corrective action authority, DTSC informed the CUPA and the RWQCB of DTSC's corrective action authority at PBR facilities and requested to have the responsible party contact DTSC for oversight.

On October 17, 2019, DTSC staff conducted a site visit to verify the information on the Phase I Environmental Checklist, and the status of the stained soil from the hydraulic oil spill. Based on the site visit, DTSC found and identified an area of concern needing further investigation. DTSC also informed the QAF representatives that the remedial action oversight resulting from the hydraulic oil spill can be separated and from the PBR area of concern, at which oversight can be requested from orange County CUPA. DTSC informed orange County CUPA that they can be the lead in overseeing the investigation/remediation of the hydraulic oil spill previously identified under SB 1248 notification.

Status:	ACTIVE
Program Type:	TIERED PERMIT
CalEnviroScreen Score:	75-80%
Summary Link:	https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002792

Completed Activities

Title:	Tiered Permitting Phase I environmental Assessment Checklist
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=71002792&doc_id=60455049
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Phase 1
Date Completed:	11/7/2019
Comments:	

Title:	Tiered permitting Phase I Envirmental Assessment Checklist Verification Inspection
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=71002792&enforcement_id=60471683

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: Phase I Verification
Date Completed: 11/7/2019
Comments:

Title: Annual Cost Estimate FY 20/21
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=71002792&enforcement_id=60488838
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 9/28/2020
Comments:

---

75 | **1 of 1** | **NNW** | **0.94 / 4,987.30** | **170.36 / -15** | **BARKLEY INDUSTRIAL BUILDING**
938 WEST BARKLEY AVENUE
ORANGE CA 92868 | **ENVIROSTOR**

Estor/EPA ID: 60002976
Site Code: 401918
Nat Priority List: NO
APN: 386-492-08
Census Tract: 6059076204
Site Type: VOLUNTARY AGREEMENT
Address Description: 938 WEST BARKLEY AVENUE
Office: CLEANUP CYPRESS
Special Program: VOLUNTARY AGREEMENT - STANDARD VOLUNTARY AGREEMENT
Funding: SITE PROPONENT
Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager: JESSICA DUFFEY
County: ORANGE
Latitude: 33.8004722
Longitude: -117.8627364
Acres: 0.8 ACRES
Supervisor: MARYAM TASNIF-ABBASI
Cleanup Status: ACTIVE AS OF 4/3/2020
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District:
Past Use that Caused Contam: MACHINE SHOP, VEHICLE MAINTENANCE
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Potential Contamin of Concern:

TETRACHLOROETHYLENE (PCE)
TRICHLOROETHYLENE (TCE)

Site History:

The Site is located at 938 West Barkley Avenue in Orange, California, commonly referred to as the Barkley Industrial Building. The 0.8 acre Site was developed with a multi-tenant building and associated parking areas in the 1970s. The Site is located in an industrial-use area, and land use is reported as automotive service and machine shops. Prior to entering the Standard Voluntary Agreement (SVA) on 7/23/2020, several previous investigations were conducted and revealed the presence of tetrachloroethylene (PCE) and trichloroethylene (TCE) at the Site. The results of these investigations were submitted as a Preliminary Endangerment Assessment Equivalent when applying for the SVA.

A Supplemental Site Investigation Report (SSI Report) and a Soil Vapor Extraction (SVE) System Workplan were submitted in March 2021 and simultaneously approved in September 2021 with a further action determination. Work in the SSI Report included installation of three groundwater wells and sampling of soil, soil vapor, and groundwater. PCE and TCE were detected in all media. Additional investigation discussed within the SSI Report included the installation of one sub-slab vapor well and collection two indoor air quality (IAQ) samples in each unit wit the intention of using the data to conduct a human health risk assessment for each unit. Quarterly groundwater monitoring and reporting is required, and it is noted I the approval letter that groundwater characterization is not complete and will be required in the future. The Additional Assessment IAQ Workplan was submitted in March 2022 and is under DTSC final review (as of July 2022). The SVE System Workplan documented the proposed process for the installation of four SVE wells to expand upon the existing SVE well field.

During the review of the Second Quarter 2022 Groundwater Monitoring Report, the Geological Services Branch (GSB) noted that additional groundwater wells will likely be required to properly delineate the VOC groundwater plume (as discussed in the Technical Memorandum from July 2022).

Expected documents for the 22/23 fiscal year are: SVE System Installation and Pilot Test Report, Additional IAQ Assessment Report, quarterly Groundwater Monitoring Reports, and quarterly SVE Progress Reports (starting in 4Q22 after expected system start up in early Fall 2022). The vertical extent of contaminants in soil vapor will be assessed following the pilot study.

Status: ACTIVE

Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002976

Currently Scheduled Activities

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Due Date: 5/10/2023
Revised Date:

Future Activities

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Due Date: 2023

Completed Activities

Title: Additional IAQ Assessment Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60506302
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Workplan
Date Completed: 8/1/2022
Comments:

Title: Change of DTSC Project Manager - Barkley
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&enforcement_id=60492016
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 1/11/2021
Comments:

Title: 1Q23 Groundwater Monitoring and Sampling Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60518354
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 5/16/2023
Comments:

Title: Project Management FY21/22
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2022
Comments:

Title: Supplemental Site Investigation Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60484212
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Workplan
Date Completed: 9/29/2020
Comments:

Title: Change of DTSC Project Manager - Barkley
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&enforcement_id=60517127
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 2/22/2022
Comments:

Title: 4Q22 GW Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60518350
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 2/21/2023
Comments:

Title: 4Q21 GW Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60506310
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 3/21/2022
Comments:

Title: SVE Installation and Pilot Test Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60504582
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Pilot/Treatability Study Report
Date Completed: 5/16/2023
Comments:

Title: 3Q22 GW Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60518348
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 11/7/2022
Comments:

Title: 2Q22 GW Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60518346
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 8/30/2022
Comments:

Title: Review of background information, recommended primary documents are the PEA Equivalent and Supplemental Site Investigation Reports
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Meeting
Date Completed: 3/8/2022
Comments:

Title: Soil Vapor Extraction Well Installation and System Restart Pilot Study Work Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60493494
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 9/3/2021
Comments:

Title: Supplemental Site Investigation Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60487210
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Date Completed: 9/3/2021
Comments:

Title: PEA Equivalent - Review of Background Information
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60482571
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 4/6/2020
Comments:

Title: 1Q22 GW Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60506312
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 6/7/2022
Comments:

Title: Filedwork for additional investigation
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/18/2020
Comments:

Title: Voluntary Agreement Application
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&enforcement_id=60477270
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement

Date Completed: 7/24/2020
Comments:

Title: 3Q21 GW Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002976&doc_id=60506306
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 11/15/2021
Comments:

---

76 | **1 of 1** | **SSE** | **0.95 / 4,992.83** | **186.42 / 1** | **CREST CLEANERS**
2739 NORTH GRAND AVENUE
SANTA ANA CA 92701 | **ENVIROSTOR**

Estor/EPA ID: 30720012
Site Code:
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6059075902
Site Type: EVALUATION
Address Description: 2739 NORTH GRAND AVENUE
Office: CLEANUP CYPRESS
Special Program:
Funding: NOT APPLICABLE
Assembly District: 68
Senate District: 37
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: ORANGE
Latitude: 33.7744573
Longitude: -117.8520445
Acres: NONE SPECIFIED
Supervisor:
Cleanup Status: REFER: 1248 LOCAL AGENCY AS OF 4/26/2001
Cleanup Oversight Agencies: NONE SPECIFIED
School District:
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

Site History:

Status: REFER: 1248 LOCAL AGENCY
Program Type: EVALUATION
CalEnviroScreen Score: 45-50%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=30720012

Completed Activities

Title: SB 1248
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=30720012&doc_id=6019409
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: SB 1248 Notification
Date Completed: 4/18/2001
Comments: SB 1248 Orange County

---

77 | **1 of 1** | **ESE** | **0.96 / 5,090.12** | **211.91 / 27** | **ORANGE COUNTY ROCK CO., INC.**
ORANGE COUNTY
ORANGE CA 92866 | **MRDS**

Dep ID: 10164156
Dev Status: PAST PRODUCER
Code List: SDG
Url: http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10164156
I1: 15
Latitude: 33.780273
Longitude: -117.840881

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

Commodity

I1:	33	***Line:***	1
Code:	SDG	***Inserted By:***	MAS migration
Commodity:	Sand and Gravel, Cons	***Insert Date:***	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	***Updated By:***	USGS
Commodity Group:	Sand and Gravel	***Update Date:***	29-OCT-2002 09:01:38
Importance:	Primary		

Names

I1:	34	***Inserted By:***	MAS migration
Status:	Previous	***Insert Date:***	29-OCT-02
Site Name:	Orange Co Rock Co Inc	***Updated By:***	USGS
Line:	2	***Update Date:***	29-OCT-02

Names

I1:	34	***Inserted By:***	MAS migration
Status:	Current	***Insert Date:***	29-OCT-02
Site Name:	Orange County Rock Co., Inc.	***Updated By:***	USGS
Line:	1	***Update Date:***	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
78	1 of 1	NNW	0.99 / 5,202.91	172.57 / -13	ORANGE COUNTY ELECTRIC 811 WEST BARKLEY AVENUE ORANGE CA 92666	ENVIROSTOR

Estor/EPA ID:	30340240	***Assembly District:***	68
Site Code:		***Senate District:***	34
Nat Priority List:	NO	***Permit Renewal Lead:***	
APN:	NONE SPECIFIED	***Public Partici Spclst:***	
Census Tract:	6059076204	***Project Manager:***	
Site Type:	* HISTORICAL	***County:***	ORANGE
Address Description:	811 WEST BARKLEY AVENUE	***Latitude:***	33.80167798584
Office:	CLEANUP CYPRESS	***Longitude:***	-117.86124206828
Special Program:	* CERC2	***Acres:***	NONE SPECIFIED
Funding:		***Supervisor:***	

Cleanup Status: REFER: OTHER AGENCY AS OF 5/25/1988
Cleanup Oversight Agencies: NONE SPECIFIED
School District:
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

CYANIDE (FREE)
METALS
UNCATEGORIZED

Site History:

Status: REFER: OTHER AGENCY
Program Type: HISTORICAL
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=30340240

Completed Activities

Title: Site Screening
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening

Date Completed: 10/27/1994
Comments: DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Title: Site Screening
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 11/13/1986
Comments: SITE SCREENING DONE RATIONALE FOR PA: INDICATIONS OF A RELEASE OF LIQUID SUBSTANCE TO GROUND.

Title: Discovery
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * Discovery
Date Completed: 10/5/1982
Comments: FACILITY IDENTIFIED COUNTY SANITATION DISTRICT

Title: Preliminary Assessment Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Assessment Report
Date Completed: 5/25/1988
Comments: PRELIM ASSESS DONE ALL VIOLATION HAS BEEN CORRECTED ORANGE COUNTY ELECTRIC CHANGED IT'S NAME TO ORANGE COUNTY ENTERPRISES FACILITY MANUFACTURED PRINTED CIRCUIT BOARDS NO FURTHER ACTION AT THIS TIME

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
79	1 of 5	WNW	0.99 / 5,243.19	155.44 / -30	DATA CIRCUITS INC 1607 W ORANGE GROVE AVE STE A ORANGE CA 92868	RCRA CORRACTS

EPA Handler ID: CAD067625129
Gen Status Universe: Small Quantity Generator
Contact Name:
Contact Address: US
Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19960901
Location Latitude: 33.796019
Location Longitude: -117.869472

Event/Area Details

Area Name:
Event Code: CA03192
Corrective Action Event Descri: REEVALUATE IN FY
Actual Date of Event:
Orig Sched Event Date: 19921001
New Sched Event Date:
Best Date: 19921001
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:

Surface Waste Release Ind:
Event Responsible Agency: E

Area Name:
Event Code: CA029ST
Corrective Action Event Descri: LEAD AGENCY DETERMINATION
Actual Date of Event: 19910328
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19910328
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: E

Area Name:
Event Code: CA049PA
Corrective Action Event Descri: PA OR CERCLA INSPECTION
Actual Date of Event: 19910328
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19910328
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: E

Area Name:
Event Code: CA074ME
Corrective Action Event Descri: NCAPS RANKING/PRIORITY
Actual Date of Event: 19910328
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19910328
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: E

Area Name: ENTIRE FACILITY
Event Code: CA075ME
Corrective Action Event Descri: CA PRIORITIZATION-MEDIUM CA PRIORITY
Actual Date of Event: 19910328
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19910328
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: E

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jul, 2023.

Violation Details

Found Violation: Yes
Citation: F - 270
Violation Short Description: TSD - General
Violation Type: 264.A
Violation Determined Date: 19880801

Scheduled Compliance Date: 19880925
Return to Compliance: Observed
Actual Return to Compl: 19881014
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19880825
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: F - 264.110-120.G
Violation Short Description: TSD - Closure/Post-Closure
Violation Type: 264.G
Violation Determined Date: 19880801
Scheduled Compliance Date: 19880925
Return to Compliance: Observed
Actual Return to Compl: 19881014
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19880825
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: F - 264.140-150.H
Violation Short Description: TSD - Financial Requirements
Violation Type: 264.H
Violation Determined Date: 19880801
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19881014
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19880916
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:

Paid Amount:

Violation Details

Found Violation: Yes
Citation: F - 268.7
Violation Short Description: LDR - General
Violation Type: 268.A
Violation Determined Date: 19880801
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19881014
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19890705
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: EPA
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: F - 268 ALL
Violation Short Description: LDR - General
Violation Type: 268.A
Violation Determined Date: 19880801
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19881014
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19890705
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: EPA
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 19880801
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: LDR - General
Return to Compliance Date: 19881014
Evaluation Agency: State

Evaluation Start Date: 19880801
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Closure/Post-Closure
Return to Compliance Date: 19881014
Evaluation Agency: State

Evaluation Start Date: 19880801
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description: TSD - Financial Requirements
Return to Compliance Date: 19881014
Evaluation Agency: State

Evaluation Start Date: 19880801
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General
Return to Compliance Date: 19881014
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner: 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: 19801007
Handler Name: DATA CIRCUITS INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19910403
Handler Name: DATA CIRCUITS
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: DATA CIRCUITS INC
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: DATA CIRCUITS INC
Street No:
Street 1: 1607 W ORANGE GROVE AVE STE A
Street 2:

Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-997-2471	**Country:**	
Source Type:	Notification	**Zip Code:**	92668
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	1607 W ORANGE GROVE AVE STE A
Name:	DATA CIRCUITS INC	**Street 2:**	
Date Became Current:		**City:**	ORANGE
Date Ended Current:		**State:**	CA
Phone:	714-997-2471	**Country:**	
Source Type:	Implementer	**Zip Code:**	92668

Historical Handler Details

Receive Dt:	19910403
Generator Code Description:	Large Quantity Generator
Handler Name:	DATA CIRCUITS
Receive Dt:	19801007
Generator Code Description:	Large Quantity Generator
Handler Name:	DATA CIRCUITS INC

---

79 | ***2 of 5*** | ***WNW*** | ***0.99 / 5,243.19*** | ***155.44 / -30*** | ***DATA CIRCUITSINC.*** ***1607 W ORANGE GROVE AVE*** ***ORANGE CA 926680000*** | ***ENVIROSTOR***

Estor/EPA ID:	CAD067625129	**Assembly District:**	68
Site Code:	400215	**Senate District:**	34
Nat Priority List:		**Permit Renewal Lead:**	
APN:		**Public Partici Spclst:**	
Census Tract:	6059076101	**Project Manager:**	
Site Type:	CLOSED	**County:**	ORANGE
Address Description:	1607 W ORANGE GROVE AVE	**Latitude:**	33.796363
Office:		**Longitude:**	-117.869485
Special Program:		**Acres:**	
Funding:		**Supervisor:**	
Cleanup Status:			
Cleanup Oversight Agencies:			
School District:			
Past Use that Caused Contam:			
Potential Media Affected:			
Potential Contamin of Concern:			

Site History:

The facility is located at 1607 West Orange Grove in Orange.
The facility obtained an Interim Status Document on January 4, 1982 for storage of plating shop hazardous waste, and operating a clarifier. Closure Plan was approved by DTSC on September 18, 1990, and the Closure Certification Report was approved on May 13, 1992.
A RFA Questionnaire was submitted to DTSC on December 4, 1998.
This facility has been transferred from Region 3 to Region 1 for conducting corrective action. It is on backlog for conducting an RFA.

Status:	CLOSED
Program Type:	HAZ WASTE - RCRA
CalEnviroScreen Score:	60-65%
Summary Link:	https://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD067625129

Permit Units - Completed Activities

Date:	9/15/1989
Event Description:	NEW OPERATING PERMIT - FINAL PERMIT - WITHDRAWAL REQUEST RECEIVED
Unit:	
Doc Link:	
Unit Link:	

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

Date: 9/18/1990
Event Description: NEW OPERATING PERMIT - FINAL PERMIT - WITHDRAWAL REQUEST ACKNOWLEDGED
Unit:
Doc Link:
Unit Link:

Units Undergoing Closure

Date: 1/30/1992
Event Description: CLOSURE FINAL - RECEIVE CLOSURE CERTIFICATION
Unit: MULTIPLE UNITS
Doc Link:

Date: 5/13/1992
Event Description: CLOSURE FINAL - ISSUE CLOSURE VERIFICATION
Unit: MULTIPLE UNITS
Doc Link:

79	3 of 5	WNW	0.99 / 5,243.19	155.44 / -30	DATA CIRCUITSINC. 1607 W ORANGE GROVE AVE ORANGE CA 926680000	ENVIROSTOR

Estor/EPA ID: 80001460
Site Code: 400215
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6059076101
Site Type: CORRECTIVE ACTION
Address Description: 1607 W ORANGE GROVE AVE
Office: CLEANUP LEGACY LANDFILLS
Special Program:
Funding:
Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager: JOSE LUEVANO
County: ORANGE
Latitude: 33.796363
Longitude: -117.869485
Acres: 1 ACRES
Supervisor: JOSE SALCEDO
Cleanup Status: ACTIVE AS OF 6/12/2012
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM
School District:
Past Use that Caused Contam: MANUFACTURING - ELECTRONIC, RESEARCH - OTHER
Potential Media Affected: UNDER INVESTIGATION
Potential Contamin of Concern:

METALS
POLYCHLORINATED BIPHENYLS (PCBS)
UNDER INVESTIGATION
VOLATILE ORGANICS (8260B VOCS)

Site History:

The facility is located at 1607 West Orange Grove in Orange.
The facility obtained an Interim Status Document on January 4, 1982 for storage of plating shop hazardous waste, and operating a clarifier. Closure Plan was approved by DTSC on September 18, 1990, and the Closure Certification Report was approved on May 13, 1992.
A RFA Questionnaire was submitted to DTSC on December 4, 1998.

This facility has been transferred from Region 4 to Region 1 for conducting corrective action. It is on backlog for conducting an RFA.

The Data Circuits site is located at 1607 Vest Orange Avenue, in Orange, Orange County, California. (Township 4 South, Range 9 Vest, Section 30, San Bernardino Base Line and Heridian; Latitude: 33 0 47' 21"; Longitude: 117 0 52' 06"). The site covers approximately 1 acre in a light industrial area . Operations on site include film developing; circuit board etching, plating, and fabrication research and development; and on-site treatment
of spent plating baths and rinsewater. The site is owned by Tri-Co Realty. Data Circuits has leased the property since 1973 vhen they began operations. Prior to 1973, the property was an orange grove . The site consists of one building which houses offices and the process equipment, an outdoor hazardous waste storage area, and a waste treatment area.

Historically, Data Circuits manufactures printed circuit boards via a multi - step process. Raw copper/resin sandwich boards are initally coated with a design polymer and etched to remove the copper from within the design. This etchant contains a combination of ammonium hydroxide and ammonium chloride; it was emptied from the process line containers every 2 to 3 days into a 1,500-gallon collection/treatment tank. The etched boards are then scrubbed in a 5 percent hydrochloric acid bath and rinsed , and then dipped in a cuprous oxide bath prior to thermal lamination. This cuprous oxide is also emptied into the 1,500-gallon collection/ treatment tank periodically. After lamination, sandwiched plates are sent to an electroless copper plating line where they are treated in the following bath series: detergent cleaner, rinse, ammonium persulfate, rinse, palladium catalyst, rinse, tin stripper/accelerator, and electroless copper bath. In time, all these materials lose their effectiveness and are periodically emptied to

the 1,500-gallon collection/treatment tank. After electroless plating, the copper-coated plates are subjected to a photographic development sequence. The plates are then brought back to the plating area for additional etching. After this etching, they are dipped in a copper sulphenate solution, placed in electroplating liquid,
and the finished in a stannous acid/fluorboric acid bath.

Manufacturing processes on site did not changed since the facility began operating in 1973. The primary difference in operations is related to the treatment of waste on site.

In August 1988 a waste treatment system was installed and operated until 1991. The waste treatment system consists of tvo identical treatment systems, each utilizing a 250-gal10n batch treatment tank and a 250-gal10n decant tank sharing a common filte r press. One system treats waste streams consisting of copper while the other treats waste streams from all other processes on site. The new treatment system also uses an ozone generation/waste treatment system to further eliminate copper, tin, and lead from the process wastewaters.

April 30, 1991, USEPA, via Ecology and Environmental Inc, completed a Preliminary Assessment (March 29, 1991) of the facility. May 13, 1992, DTSC approved the closure certification. December 4, 1998, DTSC received a response from TRICO Realty, Inc., the property owners, regarding a RCRA Facility Assessment Questionnaire sent by DTSC Region 4 Office.

Status: ACTIVE
Program Type: CORRECTIVE ACTION
CalEnviroScreen Score: 60-65%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=80001460

Completed Activities

Title: FAST Review Checklist
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=80001460&doc_id=6029381
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 1/20/2010
Comments:

Title: PA OR CERCLA INSPECTION-NOT A PA PLUS (CA049PA)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Assessment Report
Date Completed: 3/28/1991
Comments:

---

79 | ***4 of 5*** | ***WNW*** | ***0.99 / 5,243.19*** | ***155.44 / -30*** | ***DATA CIRCUITSINC.***
1607 W ORANGE GROVE AVE
ORANGE CA 926680000 | ***HWP***

Estor/EPA ID: CAD067625129
Nat Priority List:
Census Tract: 6059076101
Permit Renewl Lead:
Project Manager:
Site Code: 400215
Cleanup Status:
Cleanup Oversight Agencies:
Assembly District: 68
Senate District: 34
School District:
Office:
Public Participatn Spclst:
Special Program:
Funding:
Site Type: CLOSED
APN:
Past Use that Caused Contam:
Potential Media Affected:

Acres:
Supervisor:
County: ORANGE
Latitude: 33.796363
Longitude: -117.869485

Potential Contaminants of Concern:

Site History:

The facility is located at 1607 West Orange Grove in Orange.
The facility obtained an Interim Status Document on January 4, 1982 for storage of plating shop hazardous waste, and operating a clarifier. Closure Plan was approved by DTSC on September 18, 1990, and the Closure Certification Report was approved on May 13, 1992.
A RFA Questionnaire was submitted to DTSC on December 4, 1998.
This facility has been transferred from Region 3 to Region 1 for conducting corrective action. It is on backlog for conducting an RFA.

Status: CLOSED
Program Type: HAZ WASTE - RCRA
CalEnviroScreen Score: 60-65%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD067625129

Permit Units - Completed Activities

Event Description: NEW OPERATING PERMIT - FINAL PERMIT - WITHDRAWAL REQUEST ACKNOWLEDGED
Date: 9/18/1990
Unit:
Doc Link:
Unit Link:

Event Description: NEW OPERATING PERMIT - FINAL PERMIT - WITHDRAWAL REQUEST RECEIVED
Date: 9/15/1989
Unit:
Doc Link:
Unit Link:

Units Undergoing Closure

Event Description: CLOSURE FINAL - ISSUE CLOSURE VERIFICATION
Date: 5/13/1992
Unit: MULTIPLE UNITS
Doc Link:

Event Description: CLOSURE FINAL - RECEIVE CLOSURE CERTIFICATION
Date: 1/30/1992
Unit: MULTIPLE UNITS
Doc Link:

79	5 of 5	WNW	0.99 / 5,243.19	155.44 / -30	**DATA CIRCUITS INC.** **1607 WEST ORANGEGROVE, SUITE A** **ORANGE CA 92667**	ENVIROSTOR

Estor/EPA ID: 30360005
Site Code: 400215
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6059076101
Site Type: * HISTORICAL
Address Description: 1607 WEST ORANGEGROVE, SUITE A
Office: CLEANUP CYPRESS
Special Program:
Funding:
Cleanup Status: REFER: RCRA AS OF 5/10/1995
Cleanup Oversight Agencies: NONE SPECIFIED
School District:
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: ORANGE
Latitude: 33.7963638
Longitude: -117.869485
Acres: NONE SPECIFIED
Supervisor:

ALKALINE SOLUTION 2<PH<12.5, WITH METALS
ORGANIC LIQUIDS WITH METALS

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

Site History:

Status: REFER: RCRA
Program Type: HISTORICAL
CalEnviroScreen Score: 60-65%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=30360005

Completed Activities

Title: Discovery
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * Discovery
Date Completed: 9/3/1982
Comments: FACILITY IDENTIFIED ID FROM ASP FILES

Title: Site Screening
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 2/9/1995
Comments: NFA FOR SITE MITIGATION OPERATIONS, THIS IS A RCRA FACILITY.

80	1 of 1	WNW	0.99 / 5,243.35	155.44 / -30	STEVENS METAL FINISHING 1607 W. ORANGEGROVE AVENUE #D ORANGE CA 92668	ENVIROSTOR

Estor/EPA ID: 71002672
Site Code: 401053
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6059076101
Site Type: TIERED PERMIT
Address Description: 1607 W. ORANGEGROVE AVENUE #D
Office: CLEANUP CYPRESS
Special Program:
Funding:
Assembly District: 68
Senate District: 34
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: ORANGE
Latitude: 33.7963638
Longitude: -117.869485
Acres: NONE SPECIFIED
Supervisor:
Cleanup Status: NO FURTHER ACTION AS OF 5/17/2002
Cleanup Oversight Agencies: NONE SPECIFIED
School District:
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: SOIL
Potential Contamin of Concern:

CYANIDE (FREE)
METALS

Site History:

Site History: The Stevens Metal Finishing (Facility) was located at 1607 West Orangegrove Avenue, Units D, E, and F, in the City of Orange, California. The property is located within a light industrial area of West Orange, on the north side of Orangegrove Avenue. The building which the Facility occupied is a single-story, concrete tilt-up multi unit structure. The Facility occupied the northern three units (D, E, & F) of the building. The total area of the three units is approximately 8,100 Square feet (sq.ft.). The Current Condition Report (CCR) dated September 25, 2002 indicated that the property was utilized for agricultural purposes prior to the development of the existing industrial complex. The business complex was developed in 1972. Three individuals operated this facility over a period of 18 years: Mr. Tony Stevens, Mr. Henry Hue Nguyen and Mr. Mike Do. Mr. Do acquired the ownership of the business from Mr. Nguyen in 1996. The Facility had operated a metal plating business at the site for18 years till it ceased the operation in late March, 2002. The chemicals used on the facility included corrosive aqueous solutions, cleaning solvents, and aqueous metal solutions.

On November 27, 1996, Respondent submitted a Phase I Environmental Assessment (Phase I) identifying No Further Investigation. On May 6, 2002,

the Orange County Health Care Agency (OCHCA) referred the Facility to DTSC due to elevated levels of contaminants encountered during the closure activities. On May 17, 2002, DTSC conducted a Phase I Site assessment Verification Inspection at the Facility and identified several Solid Waste Management Units (SWMUs) that will require Further Investigation.

Previous investigations performed by Dilip Patel & Associates (DPA) determined that the elevated levels of metals (copper, chromium, zinc, nickel and cadmium) were present in the soil on the interior and the exterior side of the north wall. Elevated levels of Cyanide were also detected in the Plating Area. In association with the remedial action performed at this location, on February 13, 1997, OCHCA issued a letter to the Facility stating that "the presence of cadmium contamination beneath the storage area does not currently pose a threat to human health or the environment. In the event, however, that this contamination was to be removed from the site in the future, appropriate regulations should be consulted to determine whether the contamination is hazardous and addressed accordingly." The letter noted that Santa Ana Regional Water Quality Control Board staff concurred that no further action is required at this time. The PBR Closure Report for the Facility and the CCR described about the existing degree and extent of contamination at the Plating Area. The issue is being investigated in the Preliminary Endangerment Assessment (PEA) for the site.

On June 28, 2003, DTSC issued a Corrective Action Consent Agreement for conducting a Preliminary Endangerment Assessment at the Site. In accordance with the Consent Agreement Facility conducted an investigation at the site and subsequent to that a CCR dated September 24, 2002 was developed and submitted along with several pervious investigation reports as a PEA equivalent report. The CCR noted the following existing contamination at the Site: a) Trace concentrations of cyanide (0.5 to 0.9 ppm) present in the soil on northern side of the former clarifier B) Elevated levels of cadmium and zinc in the soil below the northern wall at a depth of approximately 2 to 4 feet. Based on the past investigations and the remedial action (limited removal action at the Plating Area along the north wall of the property) conducted at the site, the CCR concluded that there is low threat to human health and the environment and recommended no further action. Based on the review of the CCR, DTSC recommended for additional investigation to fulfill the requirements of a Preliminary Endangerment Assessment (PEA) a

Groundwater Contamination: Ground water has not been sampled at the site. There are no natural or man-made surface bodies of water on the SMF Facility. The Facility has no direct access to any surface bodies of water. There are no groundwater wells, including monitoring wells, at the Facility. The CCR noted that depth to Ground water data was obtained from the Orange County Water District (OCWD) for two wills (state well no. 04S/10W-25H00; well site name YLFT_MW4 and state well no. 04S/10W-25; well site name YLFT MW6) that are located approximately one-mile west of the subject site. Ground water was measured at a depth of 89.71 feet on May 14, 2002 in Wll YLFT-MW4 and 84.05 feet in Well YLFT-MW6. Groundwater generally becomes deeper to the east of these wells. A ground water map from the OCWD (Groundwater Contour map Orange County Forebay, 2001), indicated that the depth to the first groundwater beneath the subject site is approximately 150 feet below the ground surface. There is no potential exists for the migtration of any detected contaminants in the site soil to the groundwater.

Project Description: Corrective Action Oversight under a Consent Agreement

Status: NO FURTHER ACTION
Program Type: TIERED PERMIT
CalEnviroScreen Score: 60-65%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002672

Completed Activities

Title: Interim Measures Completed
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Interim Measures Implementation Report
Date Completed: 6/29/2006
Comments:

Title: IM Workplan Approved
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Interim Measures Workplan
Date Completed: 5/5/2006
Comments:

Title: PEA Workplan Approval
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 1/27/2004

Comments:

Title: FI Workplan Approved
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Workplan
Date Completed: 12/22/2004
Comments:

Title: Consent Agreement Executed
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Agreement
Date Completed: 6/28/2002
Comments:

Title: Phase I Inspection Completed
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 5/17/2002
Comments:

Title: NFA Notification Issued
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 6/30/2006
Comments:

Title: Preliminary Endangerment Assessment Completed
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 12/29/2005
Comments:

Title: Inspection - Oversight
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Oversight
Date Completed: 2/19/2004
Comments: Inspection report sent on 2/19/2004

Title: DTSC oversight for PEA Workplan
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)

Date Completed: 7/11/2002
Comments:

Title: Corrective Action Completed
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Corrective Action Completion Determination
Date Completed: 6/30/2006
Comments:

Title: Inspection - Oversight
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Oversight
Date Completed: 1/24/2005
Comments: Inspection report sent on 1/24/2005

Title: PEA Workplan Oversight
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 2/19/2004
Comments:

Title: Phase I Inspection Completed
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 10/10/2002
Comments:

Title: IM Workplan Oversight Completed
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 5/26/2006
Comments:

Title: PEA Workplan Addendum Implementation Oversight
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 1/24/2005
Comments:

Title: Corrective Action Consent Agreement
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:

Document Type:	Consent Agreement
Date Completed:	6/28/2002
Comments:	
Title:	Inspection - Phase I Verification
Title Link:	
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Phase I Verification
Date Completed:	10/11/2002
Comments:	
Title:	PEA Workplan Approval
Title Link:	
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Preliminary Endangerment Assessment Workplan
Date Completed:	7/5/2002
Comments:	

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

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

Unplottable Report

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

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

National Priority List: NPL

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

Government Publication Date: May 25, 2023

National Priority List - Proposed: PROPOSED NPL

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

Government Publication Date: May 25, 2023

Deleted NPL: DELETED NPL

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

Government Publication Date: May 25, 2023

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) 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. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Jul 26, 2023

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) 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. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jul 26, 2023

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). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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: Jul 10, 2023

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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 RCRA.

Government Publication Date: Jul 10, 2023

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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: Jul 10, 2023

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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: Jul 10, 2023

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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: Jul 10, 2023

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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: Jul 10, 2023

RCRA Sites with Controls: RCRA CONTROLS

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

Government Publication Date: Jul 10, 2023

Federal Engineering Controls-ECs: FED ENG

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). 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. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Aug 23, 2023

Federal Institutional Controls- ICs: FED INST

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs 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 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. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Aug 23, 2023

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

Institutional Control Boundaries at NPL sites: NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. 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.

Government Publication Date: May 25, 2023

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: Apr 3, 2023

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 data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

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

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (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 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. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: May 2, 2023

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the 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: May 2, 2023

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: Mar 9, 2023

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: Jun 29, 2022

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jul 26, 2023

Superfund Decision Documents: SUPERFUND ROD

This database contains a list 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 completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: May 25, 2023

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

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 1, 2023

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 1, 2023

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 1, 2023

Solid Waste Information System (SWIS): SWF/LF

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

Government Publication Date: Aug 10, 2023

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

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

Government Publication Date: Sep 20, 2006

Waste Management Unit Database: WMUD

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

Government Publication Date: Jan 1, 2000

EnviroStor Hazardous Waste Facilities: 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 1, 2023

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: Jul 10, 2023

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: Jul 10, 2023

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: Jul 17, 2023

Land Disposal Sites: LDS

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

Government Publication Date: Jul 13, 2023

Leaking Underground Fuel Tank Reports: LUST

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

Government Publication Date: Jul 13, 2023

Delisted Leaking Storage Tanks: DELISTED LST

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

Government Publication Date: Jul 13, 2023

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: Aug 14, 2023

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

This listing includes Proposed Closure of Underground Storage Tank (UST) Cases which are being considered for closure by either the State Water Resources Control Board at a Future Board Meeting or the Executive Director that have been posted for a 60-day public comment period, and Closure of UST Cases with Closure Denials and Approved Orders. The lists are provided by the California Water Boards.

Government Publication Date: Jun 13, 2023

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: Jul 10, 2023

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: Jul 5, 2023

California Environmental Reporting System (CERS) Tanks: CERS TANK

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

Government Publication Date: Jul 10, 2023

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

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

Government Publication Date: Jul 10, 2023

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

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

Government Publication Date: May 27, 1988

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 1, 2023

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: Jul 13, 2023

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 1, 2023

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: Jul 13, 2023

Delisted Cleanup Program Sites: DELISTED CLEANUP

A list of Cleanup Program sites which were once included - and have since been removed from - the list of Cleanup Program Sites in 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.
Government Publication Date: Jul 13, 2023

Delisted County Records: DELISTED COUNTY
Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.
Government Publication Date: Sep 27, 2023

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands: INDIAN LUST
This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 19, 2023

Underground Storage Tanks on Tribal/Indian Lands: INDIAN UST
This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 19, 2023

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST
Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 26, 2023

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST
Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 26, 2023

County

Orange County - Industrial Cleanup Program Cases Listing: ICP ORANGE
Orange County Health Care Agency's Environmental Health Division has an Industrial Cleanup (IC) program which oversees the voluntary cleanup of contaminated property. This is a list of cases (by city) which the IC program has overseen in the past, or is currently overseeing.
Government Publication Date: May 15, 2023

Orange County - LOP Lead Cases List: LOP ORANGE
The Local Oversight Program of the County of Orange provides regulatory cleanup oversight for cleanup of leaking underground storage tanks (USTs). This dataset is provided by the Orange County Health Care Agency.
Government Publication Date: May 15, 2023

Orange County - Non-Petroleum Underground Storage Tank Cases: NPUT ORANGE
This list of open and closed non-petroleum underground storage tank cases is maintained by the Orange County Health Care Agency.
Government Publication Date: May 15, 2023

Orange County - Underground Storage Tanks Listing: UST ORANGE
A list of registered Underground Storage Tank (UST) sites in Orange County. This list is made available by Orange County Health Care Agency (OCHCA), Environmental Health Division which oversees the underground storage tank inspection program in most of the cities of Orange County, with the exception of Anaheim, Fullerton, and Orange.
Government Publication Date: May 15, 2023

Orange County - Aboveground Petroleum Storage Tank Listing: AST ORANGE

A list of Aboveground Petroleum Storage Tank (APST) facilities inspected by Orange County Certified Unified Program Agency (CUPA) Under the Aboveground Petroleum Storage Act (APSA). This list is made available by the Environmental Health Division of Orange County Health Care Agency.

Government Publication Date: May 15, 2023

Orange County - Anaheim City UST Cleanup Cases: UST CLP ANAHEIM

A list of UST Cleanup Cases in the City of Anaheim in Orange County. As part of its Groundwater Protection Program, the City of Anaheim managed the UST Cleanup Oversight Program from April 1991 to June 2014. This list is published by the City of Anaheim Underground Storage Tank Cleanup Program.

Government Publication Date: May 26, 2015

Orange County - Anaheim City UST List: UST ANAHEIM

A list of Underground Storage Tanks in Anaheim City, Orange County. This list is made available by Anaheim Fire & Rescue Department.

Government Publication Date: Jul 11, 2023

Orange County - Anaheim City AST List: AST ANAHEIM

List of Aboveground Storage Tanks (ASTs) in Anaheim City, Orange County made available by Anaheim Fire & Rescue.

Government Publication Date: Jul 11, 2023

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index: FINDS/FRS

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

Government Publication Date: Mar 2, 2023

Toxics Release Inventory (TRI) Program: TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Oct 19, 2022

PFOA/PFOS Contaminated Sites: PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Sep 14, 2023

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to April 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Apr 24, 2023

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

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

Government Publication Date: Oct 9, 2022

National Response Center PFAS Spills: ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Limitations: The data from the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Apr 15, 2023

PFAS NPDES Discharge Monitoring: PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: May 1, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Oct 19, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

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

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest : PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Apr 9, 2023

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 16, 2023

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

Government Publication Date: Jul 26, 2023

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 site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).
Government Publication Date: Aug 23, 2023

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. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.
Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS
The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.
Government Publication Date: Jan 21, 2023

Drycleaner Facilities: FED DRYCLEANERS
A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: Apr 15, 2023

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: Apr 15, 2023

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. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

Government Publication Date: Jul 12, 2022

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: Jul 12, 2022

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: Dec 30, 2022

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) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: May 1, 2023

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). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data 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. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

Mineral Resource Data System: MRDS

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

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: May 25, 2023

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 30, 2023

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Apr 19, 2023

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

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: Mar 20, 2023

State

PFAS Sampling Locations: PFAS SAMPLING

This data is sourced from the State Water Board's GeoTracker Per- and Polyfluoroalkyl Substances (PFAS) Map tool which contains individual sampling points (i.e., soil boring, groundwater monitoring well, drinking water well for municipal drinking water systems, etc.) or a site location with PFAS analytical data. Includes analytical results that are finalized and submitted electronically by the Responsible Parties via GeoTracker's Electronic Submittal of Information Portal, and after it's accepted by a Regional Water Quality Control Board.

Government Publication Date: Jun 15, 2023

Dry Cleaning Facilities: DRYCLEANERS

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

Government Publication Date: Dec 20, 2021

Delisted Drycleaners: DELISTED DRYCLEANERS

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

Government Publication Date: Jan 31, 2022

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: Jan 31, 2022

PFAS GeoTracker Cleanup Sites: PFAS GT CLEANUPS

A list of applicable cleanup sites from the State Water Resources Control Board's (SWRCB) GeoTracker data management system where one or more of the potential contaminants of concern are identified in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jul 13, 2023

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: Jul 31, 2023

PFAS Investigations: PFAS INVEST

This list of potential Per- and Polyfluoroalkyl Substance (PFAS) sites is compiled from the California State Water Resources Control Board's (SWRCB) PFAS Investigations Map tool. The SWRCB issued investigative orders, per California Water Code (CWC) Section 13267 and/or 13383, to these sites. This does not mean that PFAS has been produced, used, or discharged at these sites. Orders were also issued to the public water systems to sample wells in the vicinity of these locations. The data includes locations for airports, landfills, suspected chrome plating facilities, publicly owned treatment works (aka wastewater treatment plants), bulk fuel terminals, refineries, and military facilities that have potential sources of PFAS.

Government Publication Date: Nov 28, 2022

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: Mar 15, 2023

Toxic Pit Cleanup Act Sites: TOXIC PITS

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

Government Publication Date: Jul 1, 1995

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

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

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked by the California Department of Toxic Substance Control's (DTSC) EnviroStor data management system.

Government Publication Date: Mar 16, 2023

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 1, 2023

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: Apr 20, 2023

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

Handlers from Hazardous Waste Manifest Data: HAZNET

A list of handlers not otherwise classified as Treatment, Storage, Disposal facilities (TSDF) or generators from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Oct 24, 2016

Generators from Hazardous Waste Manifest Data: HAZ GEN

List of handlers listed as having generated waste from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

TSDF from Hazardous Waste Manifest Data: HAZ TSD

List of Treatment, Storage, and Disposal Facilities (TSDFs) from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

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: Jun 27, 2023

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: Aug 29, 2023

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: Jul 13, 2023

Historical Cortese List: HIST CORTESE

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

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

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

Government Publication Date: Dec 6, 2021

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

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

Government Publication Date: Jul 10, 2023

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: Jul 13, 2023

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: Jun 16, 2023

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: Jun 7, 2023

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: Jul 13, 2023

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, 2020

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

Orange County - Hazardous Waste Facilities: HW ORANGE

A list of Hazardous Waste Facilities in Orange County. This list is made available by Orange County Environmental Health Department.

Government Publication Date: May 15, 2023

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.

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:		23100300590p
Date Completed:		October 3, 2023
Project Number:		None
Project Property:		NEC Chapman Ave & N. Lemon St. 237 W. Chapman Ave Orange CA 92866
Coordinates:		
	Latitude:	33.78814011
	Longitude:	-117.85502261
	UTM Northing:	3738994.25143 Meters
	UTM Easting:	420843.901967 Meters
	UTM Zone:	UTM Zone 11S
	Elevation:	185.10 ft
	Slope Direction:	W

Topographic Information....2
Hydrologic Information....4
Geologic Information....9
Soil Information....11
Wells and Additional Sources....15
  Summary....16
  Detail Report....19
Radon Information....67
Appendix....68
Liability Notice....70

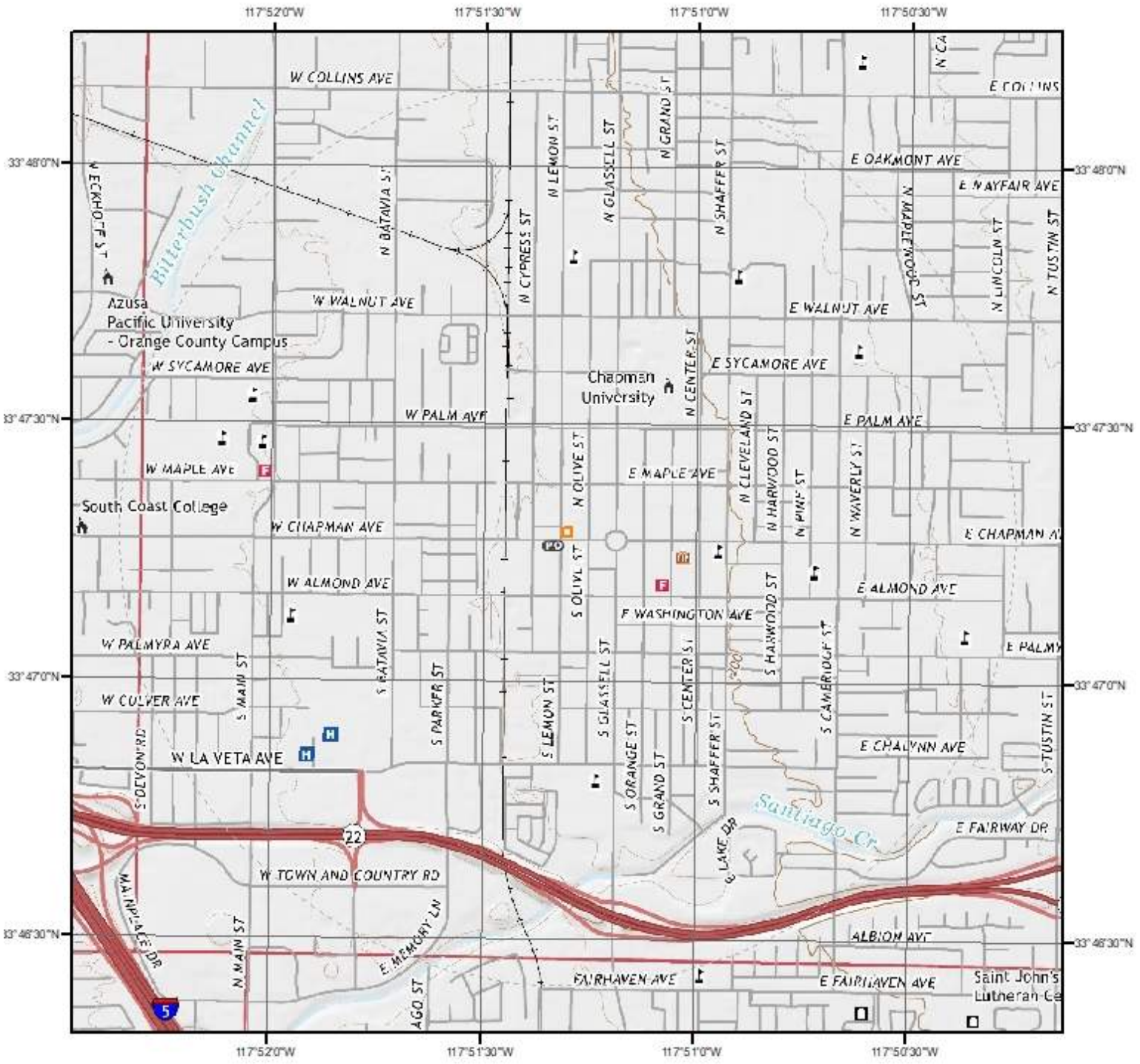
The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas 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 (2022)

Quadrangle(s): Orange,CA

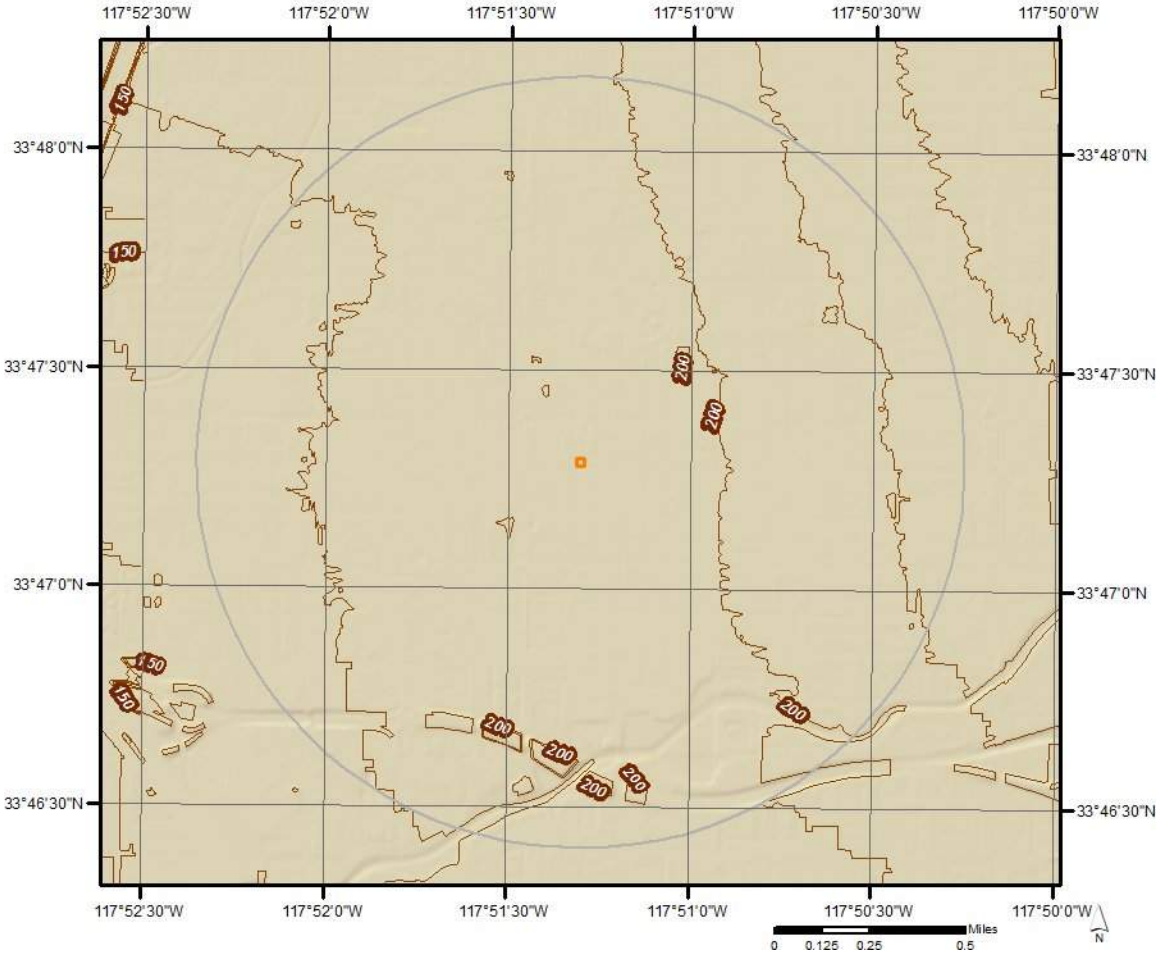
Source: USGS 7.5 Minute Topographic Map

Topographic Information

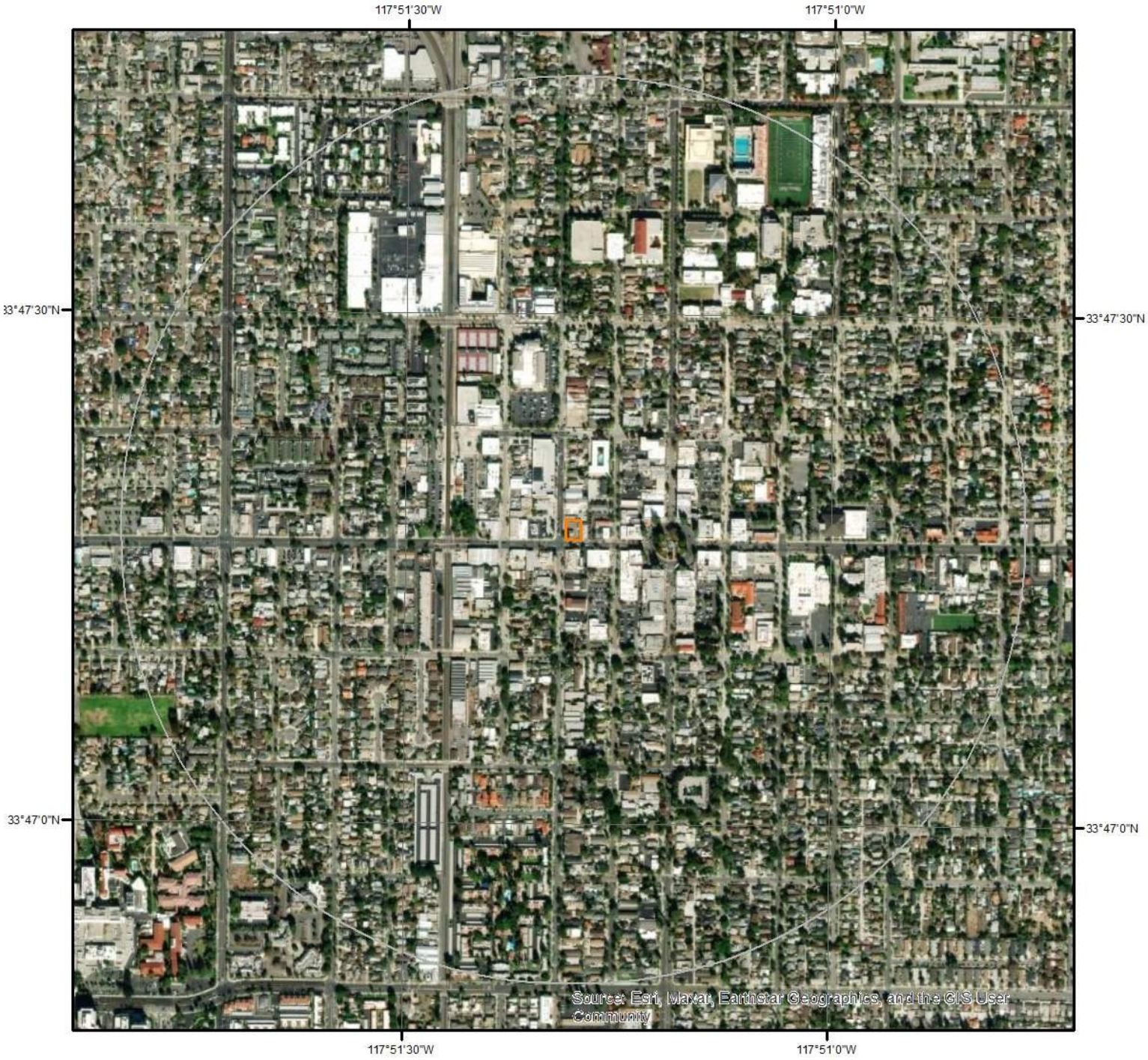
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation:	185.10 ft
Slope Direction:	W



Hydrologic Information



Wetland

0 0.075 0.15 0.3 Miles

N

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



ERIS

Hydrologic Information



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:	06059C0163J(effective:2009-12-03) 06059C0162J(effective:2009-12-03) 06059C0161J(effective:2009-12-03) 06059C0164J(effective:2009-12-03)

Flood Zone AE-01

Zone:	AE
Zone subtype:	

Flood Zone AE-11

Zone:	AE
Zone subtype:	FLOODWAY

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

FEMA Flood Zone Definitions

Special Flood Hazard Areas – High Risk

Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones.

ZONE	DESCRIPTION
A	Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.
AR	Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection.
A99	Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may be used only when the flood protection system has reached specified statutory progress toward completion. No BFEs or flood depths are shown.

Coastal High Hazard Areas – High Risk

Coastal High Hazard Areas (CHHA) represent the area subject to inundation by 1-percent-annual chance flood, extending from offshore to the inland limit of a primary front al dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Structures located within the CHHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory purchase requirements apply in these zones.

ZONE	DESCRIPTION
V	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed coastal analyses have not been performed, no BFEs or flood depths are shown.
VE, V1-V30	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.)

Hydrologic Information

Moderate and Minimal Risk Areas

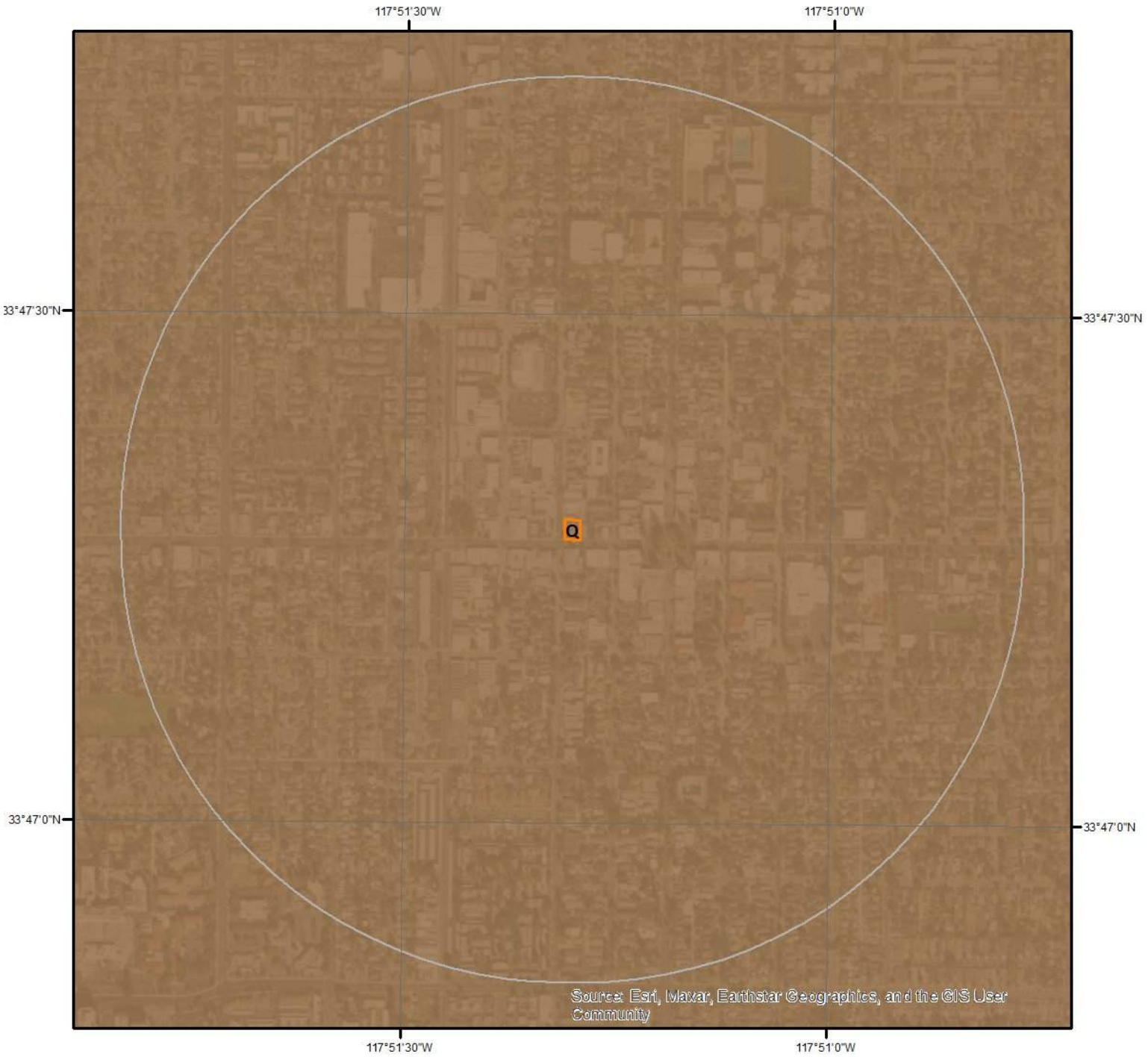
Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all flood claims filed are for structures located within these zones.

ZONE	DESCRIPTION
B, X (shaded)	Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
C, X (unshaded)	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

Geologic Information



0 0.175 0.35 Miles N

Geologic Units

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

ERIS

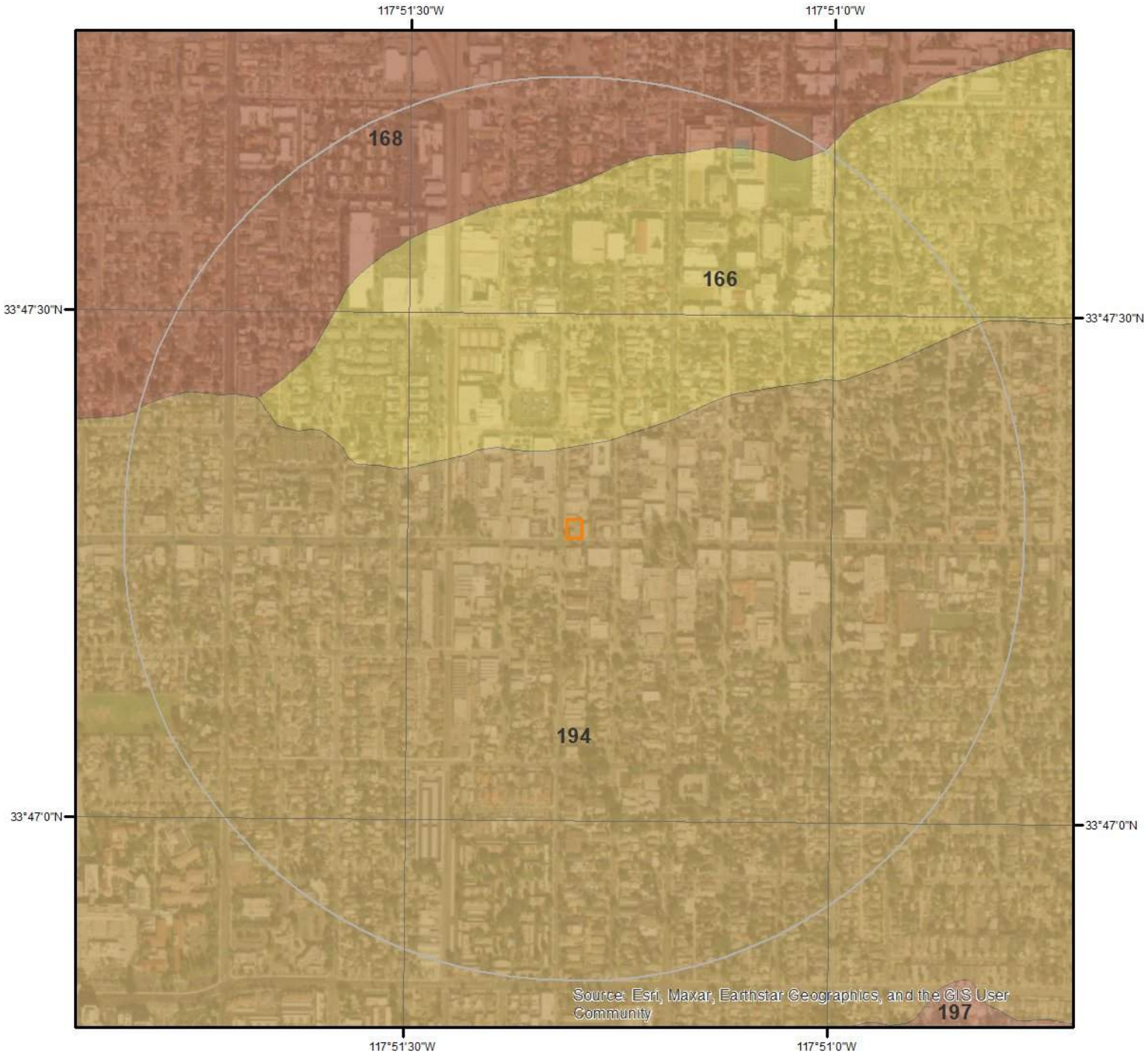
Geologic Information

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

0 0.175 0.35 Miles

N

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

ERIS

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 166 (8.41%)

Map Unit Name:	Mocho loam, 0 to 2 percent slopes, warm MAAT, MLRA 19
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Mocho(85%)

horizon Ap(0cm to 25cm)	Loam
horizon A(25cm to 41cm)	Loam
horizon Bk1(41cm to 86cm)	Loam
horizon Bk2(86cm to 152cm)	Loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 166 - Mocho loam, 0 to 2 percent slopes, warm MAAT, MLRA 19

Component: Mocho (85%)
The Mocho component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial plains, alluvial fans. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Sorrento (6%)
Generated brief soil descriptions are created for major soil components. The Sorrento soil is a minor component.

Component: Bolsa (3%)
Generated brief soil descriptions are created for major soil components. The Bolsa soil is a minor component.

Component: Hueneme (2%)
Generated brief soil descriptions are created for major soil components. The Hueneme soil is a minor component.

Component: Anacapa (2%)
Generated brief soil descriptions are created for major soil components. The Anacapa soil is a minor component.

Component: Mocho (1%)
Generated brief soil descriptions are created for major soil components. The Mocho soil is a minor component.

Component: Chino (1%)
Generated brief soil descriptions are created for major soil components. The Chino soil is a minor component.

Map Unit 168 (41.47%)

Map Unit Name:	Modjeska gravelly loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null

Soil Information

Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Modjeska(85%)

horizon H1(0cm to 36cm)	Gravelly loam
horizon H2(36cm to 160cm)	Very cobbly loam
horizon H3(160cm to 180cm)	Very gravelly loamy sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 168 - Modjeska gravelly loam, 0 to 2 percent slopes

Component: Modjeska (85%)
The Modjeska component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from mixed. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 2s. This soil does not meet hydric criteria.

Component: Myford (5%)
Generated brief soil descriptions are created for major soil components. The Myford soil is a minor component.

Component: Myford (5%)
Generated brief soil descriptions are created for major soil components. The Myford soil is a minor component.

Component: Yorba (5%)
Generated brief soil descriptions are created for major soil components. The Yorba soil is a minor component.

Map Unit 194 (50.12%)

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

Major components are printed below

San Emigdio(85%)

horizon A(0cm to 18cm)	Fine sandy loam
horizon C(18cm to 155cm)	Stratified gravelly loamy coarse sand to fine sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 194 - San Emigdio fine sandy loam, 0 to 2 percent slopes

Component: San Emigdio (85%)
The San Emigdio component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans, coastal plains. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3c. Irrigated land capability classification is 1 This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent.

Soil Information

There are no saline horizons within 30 inches of the soil surface.

Component: Metz (4%)
Generated brief soil descriptions are created for major soil components. The Metz soil is a minor component.

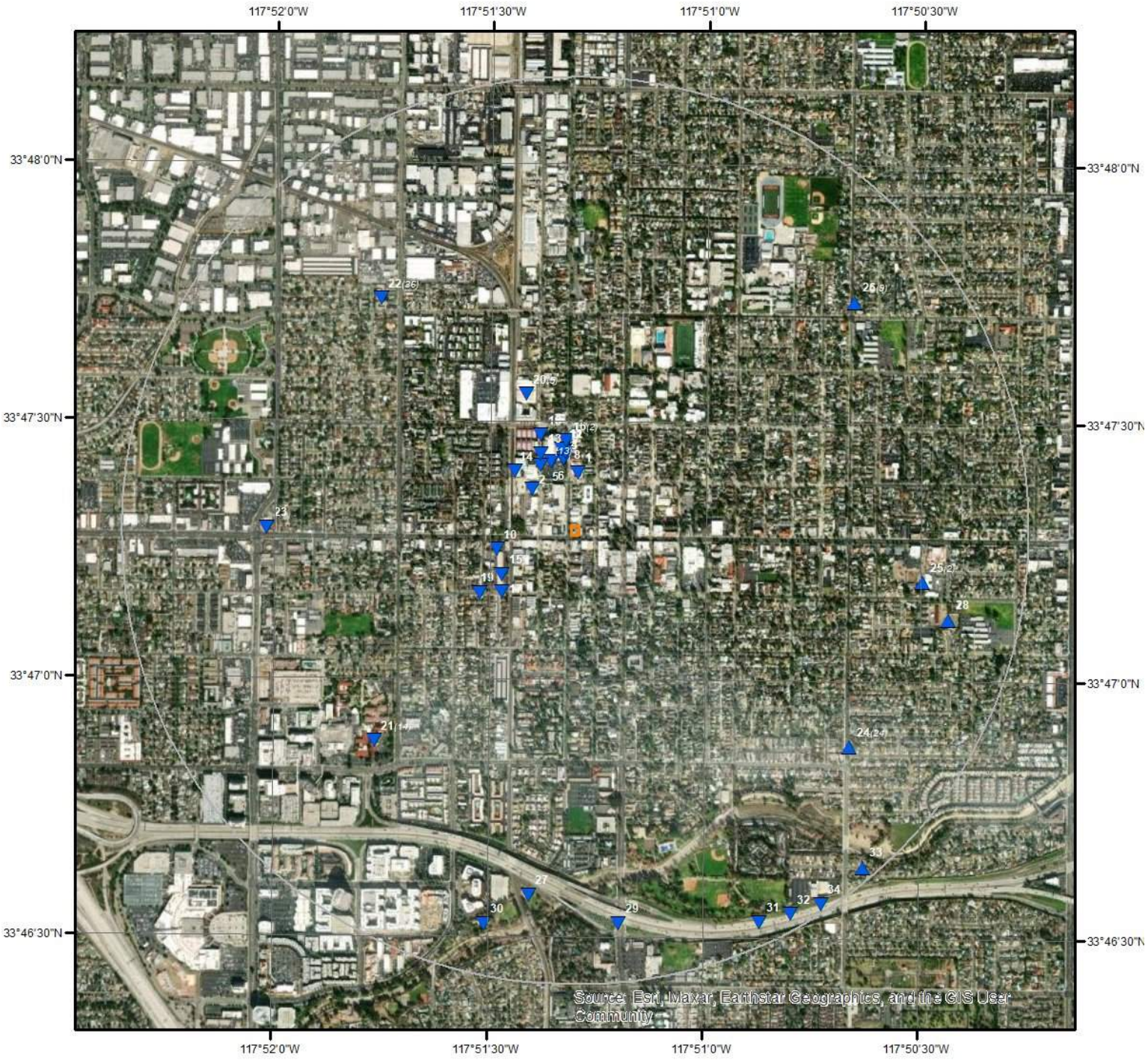
Component: Hueneme (4%)
Generated brief soil descriptions are created for major soil components. The Hueneme soil is a minor component.

Component: Palmview (4%)
Generated brief soil descriptions are created for major soil components. The Palmview soil is a minor component.

Component: Mocho (2%)
Generated brief soil descriptions are created for major soil components. The Mocho soil is a minor component.

Component: Soboba (1%)
Generated brief soil descriptions are created for major soil components. The Soboba soil is a minor component.

Wells and Additional Sources



Wells & Additional Sources

N

0 0.15 0.3 0.6 Miles

- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- OGW Sites with Higher Elevation
- OGW Sites with Same Elevation
- OGW Sites with Lower Elevation
- OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
25	CA3010027	4078.88	E

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
25	CA3010027	4078.88	E

USGS National Water Information System

Map Key	Site No	Distance (ft)	Direction
15	USGS-344712117512501	935.49	WSW
17	USGS-334710117512501	1052.46	SW
27	USGS-334635117512401	4265.23	S
28	USGS-334707117502601	4452.78	ESE
30	USGS-334631117513001	4689.06	SSW

Wells from NWIS

Map Key	ID	Distance (ft)	Direction
	No records found		

State Sources

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Periodic Groundwater Level Measurement Locations

Map Key	Site Code	Distance (ft)	Direction
19	337861N1178587W001	1270.71	WSW
33	337773N1178438W001	5137.49	SE

Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
1	WCR2022-002243	615.59	N
2	WCR2018-000448	620.29	NW
3	WCR2020-012862	772.68	N
4	WCR2020-012860	779.21	N
5	WCR2020-012853	781.21	NNW

6	WCR2020-012852	785.87	NNW
7	WCR2018-000477	788.99	NNW
7	WCR2018-000496	788.99	NNW
7	WCR2018-000483	788.99	NNW
7	WCR2018-000479	788.99	NNW
7	WCR2018-000484	788.99	NNW
7	WCR2018-000474	788.99	NNW
7	WCR2018-000498	788.99	NNW
7	WCR2018-000476	788.99	NNW
7	WCR2018-000482	788.99	NNW
7	WCR2018-000478	788.99	NNW
7	WCR2018-000480	788.99	NNW
7	WCR2018-000493	788.99	NNW
7	WCR2018-000450	788.99	NNW
8	WCR2020-012859	866.51	N
9	WCR2020-012857	866.02	N
10	WCR2018-005807	891.39	WSW
11	WCR2020-012851	897.94	N
12	WCR2020-012849	898.68	N
13	WCR2018-005799	912.34	NNW
14	WCR2017-004671	918.02	NW
16	WCR2020-012847	989.67	N
16	WCR2020-012848	989.67	N
18	WCR2018-000447	1115.76	NNW
20	WCR2018-005801	1624.68	NNW
20	WCR2018-005796	1624.68	NNW
20	WCR2018-005795	1624.68	NNW
20	WCR2018-005794	1624.68	NNW
20	WCR2018-005792	1624.68	NNW
21	WCR2003-012320	3348.64	SW
21	WCR1974-003712	3348.64	SW
21	WCR1977-011109	3348.64	SW
21	WCR1997-011836	3348.64	SW
21	WCR1984-008302	3348.64	SW
21	WCR1999-009681	3348.64	SW
21	WCR2003-012324	3348.64	SW
21	WCR2003-012321	3348.64	SW
21	WCR1997-011837	3348.64	SW
21	WCR0172765	3348.64	SW
21	WCR0134542	3348.64	SW
21	WCR2003-012323	3348.64	SW
21	WCR1997-010885	3348.64	SW
21	WCR2003-012322	3348.64	SW
22	WCR2011-010067	3473.85	NW
22	WCR0241433	3473.85	NW
22	WCR0219229	3473.85	NW
22	WCR2001-011697	3473.85	NW
22	WCR2001-010771	3473.85	NW
22	WCR0109835	3473.85	NW
22	WCR0237261	3473.85	NW
22	WCR2006-012581	3473.85	NW
22	WCR2013-012924	3473.85	NW
22	WCR2013-012930	3473.85	NW
22	WCR2013-012937	3473.85	NW
22	WCR0142538	3473.85	NW
22	WCR2013-013099	3473.85	NW
22	WCR0144260	3473.85	NW
22	WCR2013-012922	3473.85	NW
22	WCR2013-012933	3473.85	NW
22	WCR2013-012934	3473.85	NW
22	WCR2011-010068	3473.85	NW
22	WCR2013-012938	3473.85	NW
22	WCR2011-008344	3473.85	NW
22	WCR2013-012923	3473.85	NW
22	WCR2006-012580	3473.85	NW
22	WCR2013-012928	3473.85	NW

22	WCR2013-012925	3473.85	NW
22	WCR0269827	3473.85	NW
22	WCR2013-012931	3473.85	NW
22	WCR2013-012926	3473.85	NW
22	WCR2013-012927	3473.85	NW
22	WCR2013-012929	3473.85	NW
22	WCR2011-008345	3473.85	NW
22	WCR2013-012935	3473.85	NW
22	WCR2013-012936	3473.85	NW
22	WCR2013-012932	3473.85	NW
22	WCR2011-010069	3473.85	NW
22	WCR2011-008343	3473.85	NW
22	WCR2013-012921	3473.85	NW
23	WCR2022-009482	3575.31	W
24	WCR2014-008104	4038.29	SE
24	WCR1999-010727	4038.29	SE
24	WCR2001-014649	4038.29	SE
24	WCR2001-012210	4038.29	SE
24	WCR0256325	4038.29	SE
24	WCR1998-011066	4038.29	SE
24	WCR2001-014646	4038.29	SE
24	WCR1925-000192	4038.29	SE
24	WCR2001-014648	4038.29	SE
24	WCR2018-005810	4038.29	SE
24	WCR1902-000062	4038.29	SE
24	WCR2001-014647	4038.29	SE
24	WCR1999-010726	4038.29	SE
24	WCR1926-000447	4038.29	SE
24	WCR1920-000274	4038.29	SE
24	WCR1920-000186	4038.29	SE
24	WCR1925-000452	4038.29	SE
24	WCR1992-017551	4038.29	SE
24	WCR1920-000353	4038.29	SE
24	WCR1901-000042	4038.29	SE
24	WCR1992-017985	4038.29	SE
24	WCR1926-000216	4038.29	SE
24	WCR1776-008888	4038.29	SE
24	WCR2018-005820	4038.29	SE
26	WCR1776-008887	4172.22	NE
26	WCR0264189	4172.22	NE
26	WCR1991-020963	4172.22	NE
26	WCR1991-020964	4172.22	NE
26	WCR1991-020961	4172.22	NE
26	WCR1991-020959	4172.22	NE
26	WCR1899-000195	4172.22	NE
26	WCR1991-020962	4172.22	NE
26	WCR1991-020960	4172.22	NE
29	WCR2018-010683	4590.41	S
31	WCR2021-013054	5024.38	SSE
32	WCR2021-013050	5104.74	SSE
34	WCR2021-013053	5192.24	SSE

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	E	0.77	4,078.88	218.43	PWSV

Address Line 2:
State Code: CA
Zip Code: 92866
City Name: ORANGE
Address Line 1: 189 S. Water Street
PWS ID: CA3010027
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: SWP
Primary Source Desc: Purchased Surface Water
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 714-288-2475

--Details--
Population Served Count: 138640
City Served: ORANGE
County Served: Orange
State Served: CA
Zip Code Served:

Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	E	0.77	4,078.88	218.43	SDWIS

PWS ID: CA3010027
PWS Type: Community water system
No of Facilities: 79
No of Violations: 1
No of Site Visits: 27
Cities Served: ORANGE
Counties Served: Orange
Population Served Count: 140,094
Primacy Agency: California
EPA Region: Region 9

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	WSW	0.18	935.49	181.05	FED USGS

Site No: USGS-344712117512501
Site Type: Well
Formation Type:
Date Drilled: 19771222
Well Depth: 714
Well Depth Unit: ft
Well Hole Depth: 714
Well Hole Depth Unit: ft
Reporting Agency: USGS California Water Science Center
Station Name: 004S009W31B002S
Latitude: 33.78668334000000
Longitude: -117.8578343000000

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	SW	0.20	1,052.46	181.29	FED USGS

Site No: USGS-334710117512501
Site Type: Well
Formation Type:
Date Drilled:
Well Depth:
Well Depth Unit:
Well Hole Depth:
Well Hole Depth Unit:
Reporting Agency: USGS California Water Science Center
Station Name: 004S009W31B001S
Latitude: 33.78612779000000
Longitude: -117.8578343000000

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	S	0.81	4,265.23	166.57	FED USGS

Site No: USGS-334635117512401
Site Type: Well
Formation Type:
Date Drilled: 1976
Well Depth: 1200
Well Depth Unit: ft
Well Hole Depth: 1200
Well Hole Depth Unit: ft
Reporting Agency: USGS California Water Science Center
Station Name: 004S009W31R001S
Latitude: 33.77633330000000
Longitude: -117.8567222000000

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	ESE	0.84	4,452.78	219.67	FED USGS

Site No:	USGS-334707117502601
Site Type:	Well
Formation Type:	
Date Drilled:	19980428
Well Depth:	905
Well Depth Unit:	ft
Well Hole Depth:	993
Well Hole Depth Unit:	ft
Reporting Agency:	USGS California Water Science Center
Station Name:	004S009W32B004S
Latitude:	33.78533330000000
Longitude:	-117.8405556000000

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	SSW	0.89	4,689.06	163.75	FED USGS

Site No:	USGS-334631117513001
Site Type:	Well
Formation Type:	
Date Drilled:	1976
Well Depth:	1200
Well Depth Unit:	ft
Well Hole Depth:	1200
Well Hole Depth Unit:	ft
Reporting Agency:	USGS California Water Science Center
Station Name:	004S009W31Q001S
Latitude:	33.77538889000000
Longitude:	-117.8584444000000

Periodic Groundwater Level Measurement Locations

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	WSW	0.24	1,270.71	178.67	MONITOR WELLS

Station ID:	3744	Basin Region Desc:	North Lahontan
Site Code:	337861N1178587W001	Basin Region Actv:	Y
WCR No:		Basin Region Order:	8
State Well No:	04S09W31B001S	WLM Method:	
Well Depth:		WLM Accuracy:	
Well Use:	Unknown	Ground Surf Elevtn:	180.70000
Monitoring Program:	VOLUNTARY	GSE Method:	Unknown
RPE:	180.70000	GSE Accuracy:	Unknown

Wells and Additional Sources Detail Report

Basin ID:		County Name:	Orange
Basin Code:	8-001	Latitude:	33.78610
Basin Name:	Coastal Plain Of Orange County	Longitude:	-117.85870
Basin Region Code:	8		
Continuous Data Station No:			
Well Name:	04S09W31B001S		
Well Type:	Unknown		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
33	SE	0.97	5,137.49	206.87	MONITOR WELLS

Station ID:	26235	Basin Region Desc:	North Lahontan
Site Code:	337773N1178438W001	Basin Region Actv:	Y
WCR No:		Basin Region Order:	8
State Well No:	04S09W32K001S	WLM Method:	
Well Depth:		WLM Accuracy:	
Well Use:	Unknown	Ground Surf Elevtn:	202.43000
Monitoring Program:	VOLUNTARY	GSE Method:	Unknown
RPE:	202.43000	GSE Accuracy:	Unknown
Basin ID:		County Name:	Orange
Basin Code:	8-001	Latitude:	33.77730
Basin Name:	Coastal Plain Of Orange County	Longitude:	-117.84380
Basin Region Code:	8		
Continuous Data Station No:			
Well Name:	04S09W32K001S		
Well Type:	Unknown		

Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	N	0.12	615.59	184.44	WATER WELLS

WCR No:	WCR2022-002243
Location:	235 W Maple AVE
City:	Orange
County:	Orange
Decimal Latitude:	33.789989
Decimal Longitude:	-117.854917
Location(OSWCR):	235 W Maple AVE
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.789989
Decim Long(OSWCR):	-117.854917
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	NW	0.12	620.29	179.83	WATER WELLS

WCR No:	WCR2018-000448
Location:	190 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.789441452
Decimal Longitude:	-117.856694693
Location(OSWCR):	190 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.789441452
Decim Long(OSWCR):	-117.856694693
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	N	0.15	772.68	182.35	WATER WELLS

WCR No:	WCR2020-012862
Location:	283 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7904118
Decimal Longitude:	-117.8554807
Location(OSWCR):	283 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7904118
Decim Long(OSWCR):	-117.8554807
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.15	779.21	182.35	WATER WELLS

WCR No:	WCR2020-012860
Location:	283 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7904298
Decimal Longitude:	-117.8554815
Location(OSWCR):	283 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7904298

Decim Long(OSWCR): -117.8554815
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	NNW	0.15	781.21	181.19	WATER WELLS

WCR No: WCR2020-012853
Location: 283 N Cypress ST
City: Orange
County: Orange
Decimal Latitude: 33.7903574
Decimal Longitude: -117.8559241
Location(OSWCR): 283 N Cypress ST
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.7903574
Decim Long(OSWCR): -117.8559241
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	NNW	0.15	785.87	180.93	WATER WELLS

WCR No: WCR2020-012852
Location: 283 N Cypress ST
City: Orange
County: Orange
Decimal Latitude: 33.7903596
Decimal Longitude: -117.855967
Location(OSWCR): 283 N Cypress ST
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.7903596
Decim Long(OSWCR): -117.855967
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No: WCR2018-000477
Location: 230 N Cypress ST
City: Orange
County: Orange
Decimal Latitude: 33.7902302437
Decimal Longitude: -117.856366151

Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No:	WCR2018-000496
Location:	230 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7902302437
Decimal Longitude:	-117.856366151
Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No:	WCR2018-000483
Location:	230 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7902302437
Decimal Longitude:	-117.856366151
Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No:	WCR2018-000479
Location:	230 N Cypress ST

City:	Orange
County:	Orange
Decimal Latitude:	33.7902302437
Decimal Longitude:	-117.856366151
Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No:	WCR2018-000484
Location:	230 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7902302437
Decimal Longitude:	-117.856366151
Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No:	WCR2018-000474
Location:	230 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7902302437
Decimal Longitude:	-117.856366151
Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No:	WCR2018-000498
Location:	230 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7902302437
Decimal Longitude:	-117.856366151
Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No:	WCR2018-000476
Location:	230 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7902302437
Decimal Longitude:	-117.856366151
Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No:	WCR2018-000482
Location:	230 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7902302437
Decimal Longitude:	-117.856366151
Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437

Decim Long(OSWCR): -117.856366151
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No: WCR2018-000478
Location: 230 N Cypress ST
City: Orange
County: Orange
Decimal Latitude: 33.7902302437
Decimal Longitude: -117.856366151
Location(OSWCR): 230 N Cypress ST
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.7902302437
Decim Long(OSWCR): -117.856366151
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No: WCR2018-000480
Location: 230 N Cypress ST
City: Orange
County: Orange
Decimal Latitude: 33.7902302437
Decimal Longitude: -117.856366151
Location(OSWCR): 230 N Cypress ST
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.7902302437
Decim Long(OSWCR): -117.856366151
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No: WCR2018-000493
Location: 230 N Cypress ST
City: Orange
County: Orange
Decimal Latitude: 33.7902302437
Decimal Longitude: -117.856366151

Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNW	0.15	788.99	179.66	WATER WELLS

WCR No:	WCR2018-000450
Location:	230 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7902302437
Decimal Longitude:	-117.856366151
Location(OSWCR):	230 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7902302437
Decim Long(OSWCR):	-117.856366151
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	N	0.16	866.51	182.82	WATER WELLS

WCR No:	WCR2020-012859
Location:	283 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7906795
Decimal Longitude:	-117.8553715
Location(OSWCR):	283 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7906795
Decim Long(OSWCR):	-117.8553715
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	N	0.16	866.02	182.82	WATER WELLS

WCR No:	WCR2020-012857
Location:	283 N Cypress ST

City:	Orange
County:	Orange
Decimal Latitude:	33.790675
Decimal Longitude:	-117.8554198
Location(OSWCR):	283 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.790675
Decim Long(OSWCR):	-117.8554198
Data Source:	California Department 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	WSW	0.17	891.39	179.97	WATER WELLS

WCR No:	WCR2018-005807
Location:	125 Pixley ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7875
Decimal Longitude:	-117.8580556
Location(OSWCR):	125 Pixley ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7875
Decim Long(OSWCR):	-117.8580556
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	N	0.17	897.94	182.28	WATER WELLS

WCR No:	WCR2020-012851
Location:	283 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7907542
Decimal Longitude:	-117.8555244
Location(OSWCR):	283 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7907542
Decim Long(OSWCR):	-117.8555244
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

12	N	0.17	898.68	182.28	WATER WELLS

WCR No:	WCR2020-012849
Location:	283 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7907539
Decimal Longitude:	-117.8555473
Location(OSWCR):	283 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7907539
Decim Long(OSWCR):	-117.8555473
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NNW	0.17	912.34	180.12	WATER WELLS

WCR No:	WCR2018-005799
Location:	250 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7906037313
Decimal Longitude:	-117.856370238
Location(OSWCR):	250 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7906037313
Decim Long(OSWCR):	-117.856370238
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	NW	0.17	918.02	179.92	WATER WELLS

WCR No:	WCR2017-004671
Location:	250 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7900278
Decimal Longitude:	-117.8573806
Location(OSWCR):	250 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7900278

Decim Long(OSWCR): -117.8573806
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	N	0.19	989.67	183.23	WATER WELLS

WCR No: WCR2020-012847
Location: 283 N Cypress ST
City: Orange
County: Orange
Decimal Latitude: 33.7910174
Decimal Longitude: -117.8553937
Location(OSWCR): 283 N Cypress ST
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.7910174
Decim Long(OSWCR): -117.8553937
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	N	0.19	989.67	183.23	WATER WELLS

WCR No: WCR2020-012848
Location: 283 N Cypress ST
City: Orange
County: Orange
Decimal Latitude: 33.791018
Decimal Longitude: -117.855389
Location(OSWCR): 283 N Cypress ST
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.791018
Decim Long(OSWCR): -117.855389
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	NNW	0.21	1,115.76	180.39	WATER WELLS

WCR No: WCR2018-000447
Location: 283 N Cypress ST
City: Orange
County: Orange
Decimal Latitude: 33.7912013119
Decimal Longitude: -117.856376779

Location(OSWCR):	283 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7912013119
Decim Long(OSWCR):	-117.856376779
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	NNW	0.31	1,624.68	179.95	WATER WELLS

WCR No:	WCR2018-005801
Location:	350 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7925124146
Decimal Longitude:	-117.85696207
Location(OSWCR):	350 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7925124146
Decim Long(OSWCR):	-117.85696207
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	NNW	0.31	1,624.68	179.95	WATER WELLS

WCR No:	WCR2018-005796
Location:	350 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7925124146
Decimal Longitude:	-117.85696207
Location(OSWCR):	350 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7925124146
Decim Long(OSWCR):	-117.85696207
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	NNW	0.31	1,624.68	179.95	WATER WELLS

WCR No:	WCR2018-005795
Location:	350 N Cypress ST

City:	Orange
County:	Orange
Decimal Latitude:	33.7925124146
Decimal Longitude:	-117.85696207
Location(OSWCR):	350 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7925124146
Decim Long(OSWCR):	-117.85696207
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	NNW	0.31	1,624.68	179.95	WATER WELLS

WCR No:	WCR2018-005794
Location:	350 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7925124146
Decimal Longitude:	-117.85696207
Location(OSWCR):	350 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7925124146
Decim Long(OSWCR):	-117.85696207
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	NNW	0.31	1,624.68	179.95	WATER WELLS

WCR No:	WCR2018-005792
Location:	350 N Cypress ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7925124146
Decimal Longitude:	-117.85696207
Location(OSWCR):	350 N Cypress ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7925124146
Decim Long(OSWCR):	-117.85696207
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR2003-012320
Location:	1440 Kramer Blvd
City:	Anaheim
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	1440 Kramer Blvd
City(OSWCR):	Anaheim
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128
Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR1974-003712
Location:	ALMOND, PIXLEY
City:	Orange
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	ALMOND, PIXLEY
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128
Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR1977-011109
Location:	PIXLEY AVE, ALMOND AVE, CHAPMAN AVE
City:	
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	PIXLEY AVE, ALMOND AVE, CHAPMAN AVE
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128

Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR1997-011836
Location:	230 So Main St
City:	Orange
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	230 So Main St
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128
Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR1984-008302
Location:	Pixley Street & Chapman Avenue
City:	
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	Pixley Street & Chapman Avenue
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128
Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR1999-009681
Location:	
City:	
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273

Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.78128
Decim Long(OSWCR): -117.86273
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No: WCR2003-012324
Location: 1440 Kramer Blvd
City: Anaheim
County: Orange
Decimal Latitude: 33.78128
Decimal Longitude: -117.86273
Location(OSWCR): 1440 Kramer Blvd
City(OSWCR): Anaheim
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.78128
Decim Long(OSWCR): -117.86273
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No: WCR2003-012321
Location: 1440 Kramer Blvd
City: Anaheim
County: Orange
Decimal Latitude: 33.78128
Decimal Longitude: -117.86273
Location(OSWCR): 1440 Kramer Blvd
City(OSWCR): Anaheim
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.78128
Decim Long(OSWCR): -117.86273
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No: WCR1997-011837
Location: 230 So Main St

City:	Orange
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	230 So Main St
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128
Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR0172765
Location:	
City:	
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128
Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR0134542
Location:	
City:	
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128
Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR2003-012323
Location:	1440 Kramer Blvd
City:	Anaheim
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	1440 Kramer Blvd
City(OSWCR):	Anaheim
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128
Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR1997-010885
Location:	230 SOUTH MAIN ST
City:	Orange
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	230 SOUTH MAIN ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128
Decim Long(OSWCR):	-117.86273
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SW	0.63	3,348.64	168.59	WATER WELLS

WCR No:	WCR2003-012322
Location:	1440 Kramer Blvd
City:	Anaheim
County:	Orange
Decimal Latitude:	33.78128
Decimal Longitude:	-117.86273
Location(OSWCR):	1440 Kramer Blvd
City(OSWCR):	Anaheim
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78128

Decim Long(OSWCR): -117.86273
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2011-010067
Location: 1405 W Chapman Avenue
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 1405 W Chapman Avenue
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR0241433
Location:
City:
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR0219229
Location:
City:
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258

Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2001-011697
Location:
City:
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2001-010771
Location: BATARIA ST
City:
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): BATARIA ST
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR0109835
Location:

City:
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR0237261
Location:
City:
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2006-012581
Location: 2245 W Chapman
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 2245 W Chapman
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2013-012924
Location:	220 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	220 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2013-012930
Location:	283 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	283 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2013-012937
Location:	283 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	283 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558

Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR0142538
Location:
City:
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-013099
Location: 303 W Palm Avenue
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 303 W Palm Avenue
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR0144260
Location:
City:
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258

Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-012922
Location: 220 N Cypress Street
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 220 N Cypress Street
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-012933
Location: 283 N Cypress Street
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 283 N Cypress Street
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-012934
Location: 283 N Cypress Street

City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	283 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2011-010068
Location:	1405 W Chapman Avenue
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	1405 W Chapman Avenue
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2013-012938
Location:	190 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	190 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2011-008344
Location:	264 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	264 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2013-012923
Location:	220 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	220 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2006-012580
Location:	2245 W Chapman
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	2245 W Chapman
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558

Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-012928
Location: 220 N Cypress Street
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 220 N Cypress Street
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-012925
Location: 220 N Cypress Street
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 220 N Cypress Street
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR0269827
Location:
City:
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258

Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-012931
Location: 283 N Cypress Street
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 283 N Cypress Street
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-012926
Location: 220 N Cypress Street
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 220 N Cypress Street
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-012927
Location: 220 N Cypress Street

City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	220 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2013-012929
Location:	283 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	283 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2011-008345
Location:	264 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	264 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2013-012935
Location:	283 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	283 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2013-012936
Location:	283 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	283 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No:	WCR2013-012932
Location:	283 N Cypress Street
City:	Orange
County:	Orange
Decimal Latitude:	33.79558
Decimal Longitude:	-117.86258
Location(OSWCR):	283 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558

Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2011-010069
Location: 1405 W Chapman Avenue
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 1405 W Chapman Avenue
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2011-008343
Location: 264 N Cypress Street
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258
Location(OSWCR): 264 N Cypress Street
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79558
Decim Long(OSWCR): -117.86258
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.66	3,473.85	167.05	WATER WELLS

WCR No: WCR2013-012921
Location: 220 N Cypress Street
City: Orange
County: Orange
Decimal Latitude: 33.79558
Decimal Longitude: -117.86258

Location(OSWCR):	220 N Cypress Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79558
Decim Long(OSWCR):	-117.86258
Data Source:	California Department 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	W	0.68	3,575.31	161.95	WATER WELLS

WCR No:	WCR2022-009482
Location:	1405 W CHAPMAN AVE
City:	ORANGE
County:	Orange
Decimal Latitude:	33.78816
Decimal Longitude:	-117.8669482
Location(OSWCR):	1405 W CHAPMAN AVE
City(OSWCR):	ORANGE
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.78816
Decim Long(OSWCR):	-117.8669482
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR2014-008104
Location:	140 S Jameson Street
City:	Orange
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	140 S Jameson Street
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1999-010727
Location:	S WATER

City:	ORANGE
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	S WATER
City(OSWCR):	ORANGE
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR2001-014649
Location:	1630 E Chapman Ave
City:	Orange
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	1630 E Chapman Ave
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR2001-012210
Location:	ALMOND AVE, WATER STREET
City:	ORANGE
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	ALMOND AVE, WATER STREET
City(OSWCR):	ORANGE
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR0256325
Location:	
City:	
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1998-011066
Location:	1130 E Almond Avenue
City:	Orange
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	1130 E Almond Avenue
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR2001-014646
Location:	1630 E Chapman Ave
City:	Orange
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	1630 E Chapman Ave
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812

Decim Long(OSWCR): -117.84434
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No: WCR1925-000192
Location: FAIRHAVEN AVE, CAMBRIDGE ST
City:
County: Orange
Decimal Latitude: 33.7812
Decimal Longitude: -117.84434
Location(OSWCR): FAIRHAVEN AVE, CAMBRIDGE ST
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.7812
Decim Long(OSWCR): -117.84434
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No: WCR2001-014648
Location: 1630 E Chapman Ave
City: Orange
County: Orange
Decimal Latitude: 33.7812
Decimal Longitude: -117.84434
Location(OSWCR): 1630 E Chapman Ave
City(OSWCR): Orange
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.7812
Decim Long(OSWCR): -117.84434
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No: WCR2018-005810
Location: Jameson St & Almond Ave
City: Orange
County: Orange
Decimal Latitude: 33.7812
Decimal Longitude: -117.84434

Location(OSWCR):	Jameson St & Almond Ave
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1902-000062
Location:	
City:	
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR2001-014647
Location:	1630 E Chapman Ave
City:	Orange
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	1630 E Chapman Ave
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1999-010726
Location:	S WATER

City:	ORANGE
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	S WATER
City(OSWCR):	ORANGE
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1926-000447
Location:	FAIRHAVEN AVE, CAMBRIDGE ST
City:	
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	FAIRHAVEN AVE, CAMBRIDGE ST
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1920-000274
Location:	SHAFFER ST, CHAPMAN AVE
City:	ORANGE
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	SHAFFER ST, CHAPMAN AVE
City(OSWCR):	ORANGE
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1920-000186
Location:	JEMISON ST, ALMOND AVE
City:	Orange
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	JEMISON ST, ALMOND AVE
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1925-000452
Location:	FAIRHAVEN AVE, CAMBRIDGE ST
City:	
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	FAIRHAVEN AVE, CAMBRIDGE ST
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1992-017551
Location:	FAIRHAVEN AVE, WAVERLY ST, GARDEN GROVE
City:	Santa Ana
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	FAIRHAVEN AVE, WAVERLY ST, GARDEN GROVE
City(OSWCR):	Santa Ana
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812

Decim Long(OSWCR): -117.84434
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No: WCR1920-000353
Location: JEMISON ST, ALMOND AVE
City: ORANGE
County: Orange
Decimal Latitude: 33.7812
Decimal Longitude: -117.84434
Location(OSWCR): JEMISON ST, ALMOND AVE
City(OSWCR): ORANGE
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.7812
Decim Long(OSWCR): -117.84434
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No: WCR1901-000042
Location:
City:
County: Orange
Decimal Latitude: 33.7812
Decimal Longitude: -117.84434
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.7812
Decim Long(OSWCR): -117.84434
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No: WCR1992-017985
Location: CAMBRIDGE, ROSEWOOD
City: ORANGE
County: Orange
Decimal Latitude: 33.7812
Decimal Longitude: -117.84434

Location(OSWCR):	CAMBRIDGE, ROSEWOOD
City(OSWCR):	ORANGE
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1926-000216
Location:	FAIRHAVEN AVE, CAMBRIDGE ST
City:	
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	FAIRHAVEN AVE, CAMBRIDGE ST
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR1776-008888
Location:	ALMOND AVE, WATER ST
City:	Orange
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	ALMOND AVE, WATER ST
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	SE	0.76	4,038.29	210.72	WATER WELLS

WCR No:	WCR2018-005820
Location:	Water Street & Almond Ave

City:	Orange
County:	Orange
Decimal Latitude:	33.7812
Decimal Longitude:	-117.84434
Location(OSWCR):	Water Street & Almond Ave
City(OSWCR):	Orange
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7812
Decim Long(OSWCR):	-117.84434
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NE	0.79	4,172.22	218.68	WATER WELLS

WCR No:	WCR1776-008887
Location:	
City:	
County:	Orange
Decimal Latitude:	33.79557
Decimal Longitude:	-117.84425
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79557
Decim Long(OSWCR):	-117.84425
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NE	0.79	4,172.22	218.68	WATER WELLS

WCR No:	WCR0264189
Location:	
City:	
County:	Orange
Decimal Latitude:	33.79557
Decimal Longitude:	-117.84425
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79557
Decim Long(OSWCR):	-117.84425
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

26	NE	0.79	4,172.22	218.68	WATER WELLS

WCR No:	WCR1991-020963
Location:	Santa Ana Canyon Road
City:	Anaheim
County:	Orange
Decimal Latitude:	33.79557
Decimal Longitude:	-117.84425
Location(OSWCR):	Santa Ana Canyon Road
City(OSWCR):	Anaheim
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79557
Decim Long(OSWCR):	-117.84425
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NE	0.79	4,172.22	218.68	WATER WELLS

WCR No:	WCR1991-020964
Location:	Santa Ana Canyon Road
City:	Anaheim
County:	Orange
Decimal Latitude:	33.79557
Decimal Longitude:	-117.84425
Location(OSWCR):	Santa Ana Canyon Road
City(OSWCR):	Anaheim
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79557
Decim Long(OSWCR):	-117.84425
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NE	0.79	4,172.22	218.68	WATER WELLS

WCR No:	WCR1991-020961
Location:	N FEEANNA AVE
City:	Anaheim
County:	Orange
Decimal Latitude:	33.79557
Decimal Longitude:	-117.84425
Location(OSWCR):	N FEEANNA AVE
City(OSWCR):	Anaheim
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79557

Decim Long(OSWCR): -117.84425
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NE	0.79	4,172.22	218.68	WATER WELLS

WCR No: WCR1991-020959
Location: FEEANNA AVE
City: Anaheim
County: Orange
Decimal Latitude: 33.79557
Decimal Longitude: -117.84425
Location(OSWCR): FEEANNA AVE
City(OSWCR): Anaheim
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79557
Decim Long(OSWCR): -117.84425
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NE	0.79	4,172.22	218.68	WATER WELLS

WCR No: WCR1899-000195
Location:
City:
County: Orange
Decimal Latitude: 33.79557
Decimal Longitude: -117.84425
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.79557
Decim Long(OSWCR): -117.84425
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NE	0.79	4,172.22	218.68	WATER WELLS

WCR No: WCR1991-020962
Location: Santa Ana Canyon Road
City: Anaheim
County: Orange
Decimal Latitude: 33.79557
Decimal Longitude: -117.84425

Location(OSWCR):	Santa Ana Canyon Road
City(OSWCR):	Anaheim
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79557
Decim Long(OSWCR):	-117.84425
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NE	0.79	4,172.22	218.68	WATER WELLS

WCR No:	WCR1991-020960
Location:	N FEEANNA AVE
City:	Anaheim
County:	Orange
Decimal Latitude:	33.79557
Decimal Longitude:	-117.84425
Location(OSWCR):	N FEEANNA AVE
City(OSWCR):	Anaheim
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.79557
Decim Long(OSWCR):	-117.84425
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	S	0.87	4,590.41	184.92	WATER WELLS

WCR No:	WCR2018-010683
Location:	
City:	
County:	Orange
Decimal Latitude:	33.775434
Decimal Longitude:	-117.853228
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.775434
Decim Long(OSWCR):	-117.853228
Data Source:	California Department 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	SSE	0.95	5,024.38	175.46	WATER WELLS

WCR No:	WCR2021-013054
Location:	0 WB SR22, 1000' W of Cambridge St

City:	Santa Ana
County:	Orange
Decimal Latitude:	33.7755005
Decimal Longitude:	-117.8477766
Location(OSWCR):	0 WB SR22, 1000' W of Cambridge St
City(OSWCR):	Santa Ana
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7755005
Decim Long(OSWCR):	-117.8477766
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	SSE	0.97	5,104.74	177.61	WATER WELLS

WCR No:	WCR2021-013050
Location:	0 WB SR22, 640' W of Cambridge St
City:	Santa Ana
County:	Orange
Decimal Latitude:	33.775765
Decimal Longitude:	-117.8465931
Location(OSWCR):	0 WB SR22, 640' W of Cambridge St
City(OSWCR):	Santa Ana
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.775765
Decim Long(OSWCR):	-117.8465931
Data Source:	California Department 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	SSE	0.98	5,192.24	179.84	WATER WELLS

WCR No:	WCR2021-013053
Location:	0 WB SR22, 260' W of Cambridge St
City:	Santa Ana
County:	Orange
Decimal Latitude:	33.7760933
Decimal Longitude:	-117.8454032
Location(OSWCR):	0 WB SR22, 260' W of Cambridge St
City(OSWCR):	Santa Ana
County(OSWCR):	Orange
Decimal Lat(OSWCR):	33.7760933
Decim Long(OSWCR):	-117.8454032
Data 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 *ORANGE* County: **3**

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 *ORANGE* County

No Measures/Homes:	31
Geometric Mean:	0.5
Arithmetic Mean:	0.7
Median:	0.6
Standard Deviation:	0.7
Maximum:	2.2
% >4 pCi/L:	0
% >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.

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's (USGS) 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. NWIS database information is obtained through the Water Quality Data Portal (WQP).

Wells from NWIS — **FED USGS**

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. The NWIS includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This select NWIS Wells dataset contains specific Site Types from the overall NWIS Sites data, limited to the following Group Site Types only: Groundwater Group Site Types: Well, Collector or Ranney type well, Hyporheic-zone well, Interconnected Wells, Multiple wells; Spring Group Site Type: Spring; and Other Group Site Types: Aggregate groundwater use, Cistern. Applicable NWIS database information is obtained through the Water Quality Data Portal (WQP).

Appendix

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 Oil, Gas and Geothermal Resources.

Periodic Groundwater Level Measurement Locations **MONITOR WELLS**

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.

Well Completion Reports **WATER WELLS**

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.

Liability Notice

Reliance on information in Report: The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

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

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

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

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

HISTORICAL AERIALS

Project Property: NEC Chapman Ave & N. Lemon St.
237 W. Chapman Ave
Orange CA 92866

Project No: None

Requested By: Geo-Cal, Inc.

Order No: 23100300590

Date Completed: October 05,2023

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

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

Date	Source	Scale	Comments
2022	MAXAR TECHNOLOGIES	1" = 500'	
2020	United States Department of Agriculture	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2002	United States Geological Survey	1" = 500'	
1995	United States Geological Survey	1" = 500'	
1985	United States Geological Survey	1" = 500'	
1980	United States Geological Survey	1" = 500'	
1972	United States Geological Survey	1" = 500'	
1963	United States Geological Survey	1" = 500'	
1953	Agricultural Stabilization & Conserv. Service	1" = 500'	
1947	FAIRCHILD	1" = 500'	
1938	Agricultural Stabilization & Conserv. Service	1" = 500'	

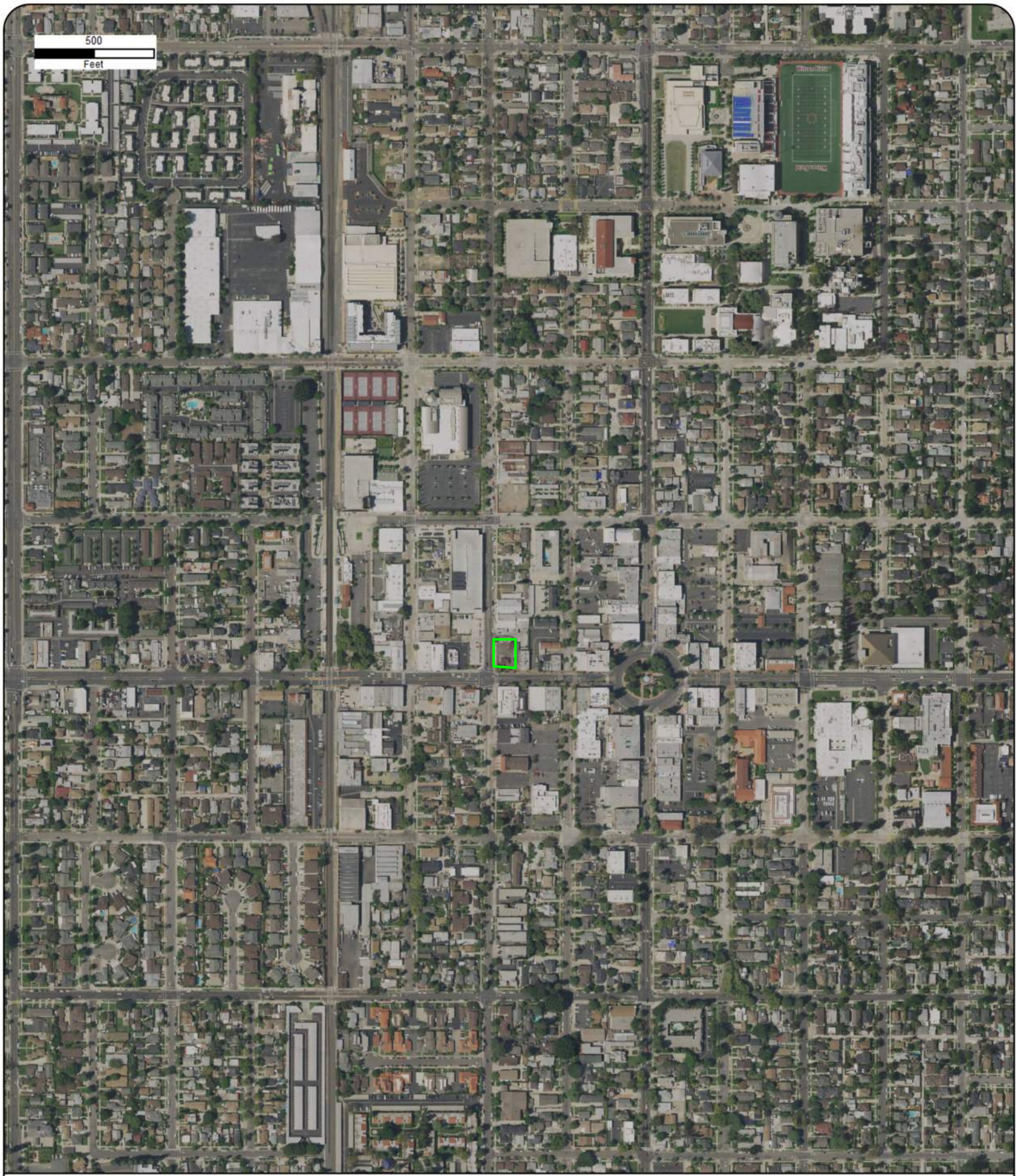


Year: 2022
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590

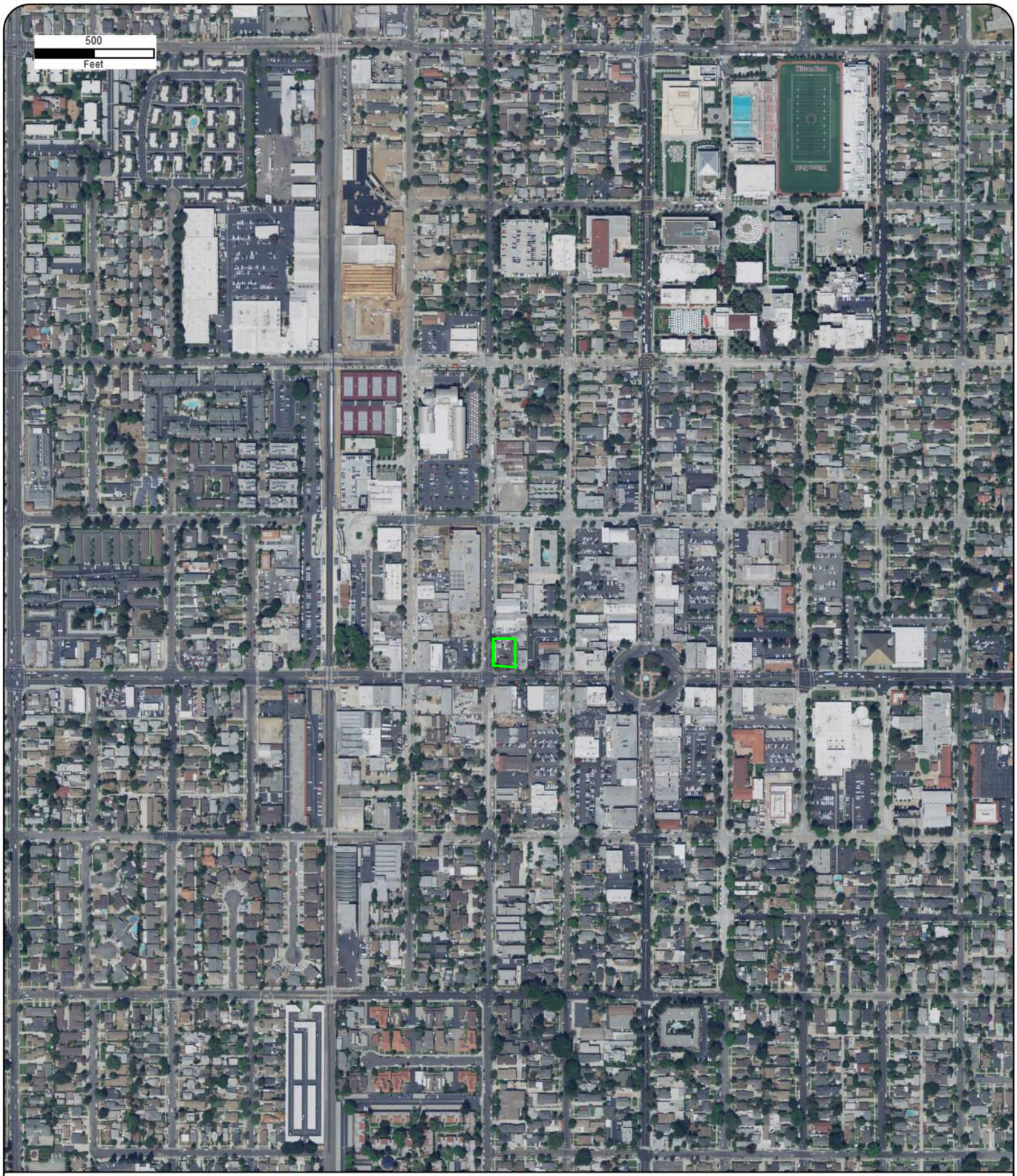
ERIS



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

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590

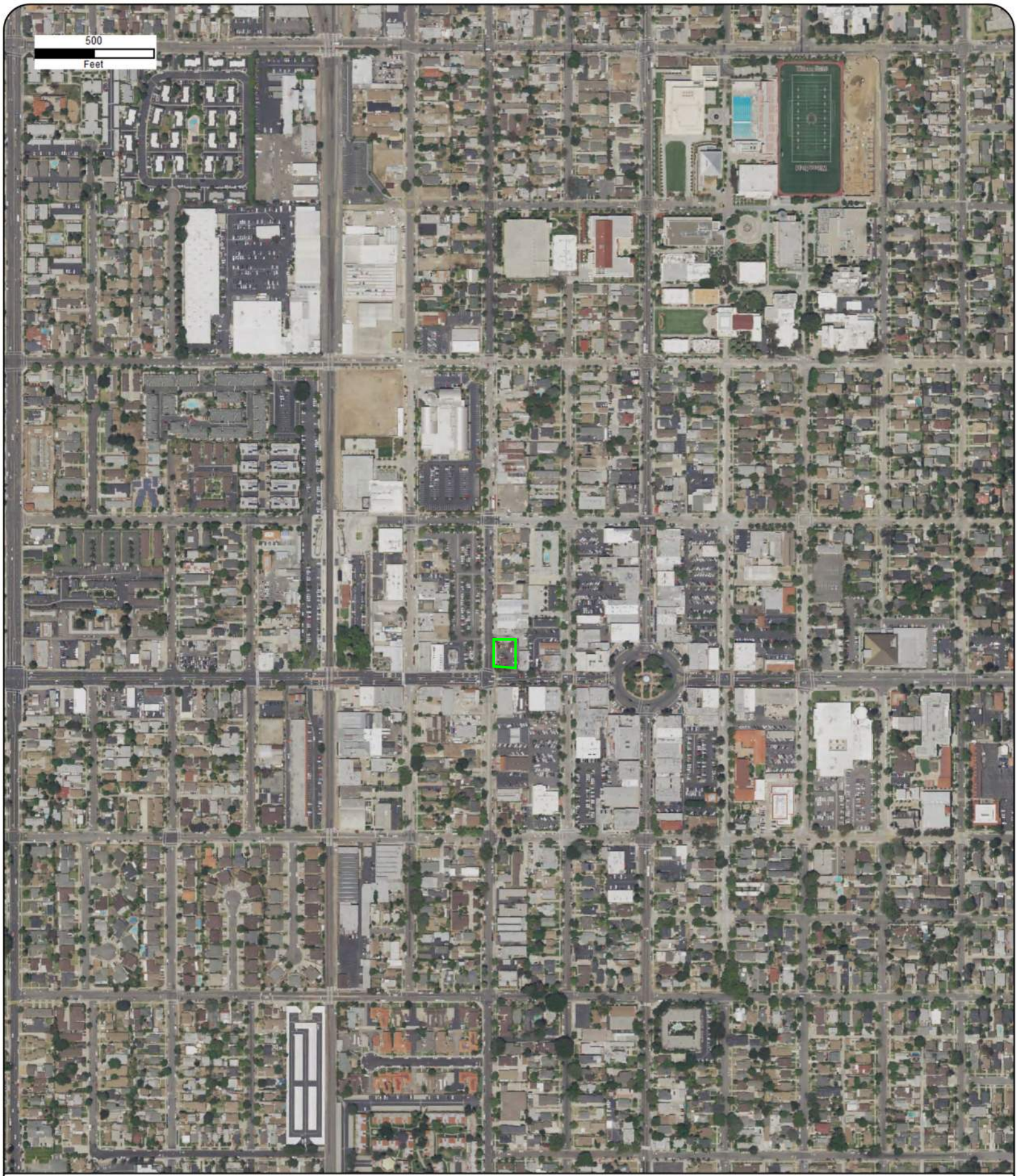


Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590

ERIS



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

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590



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

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590

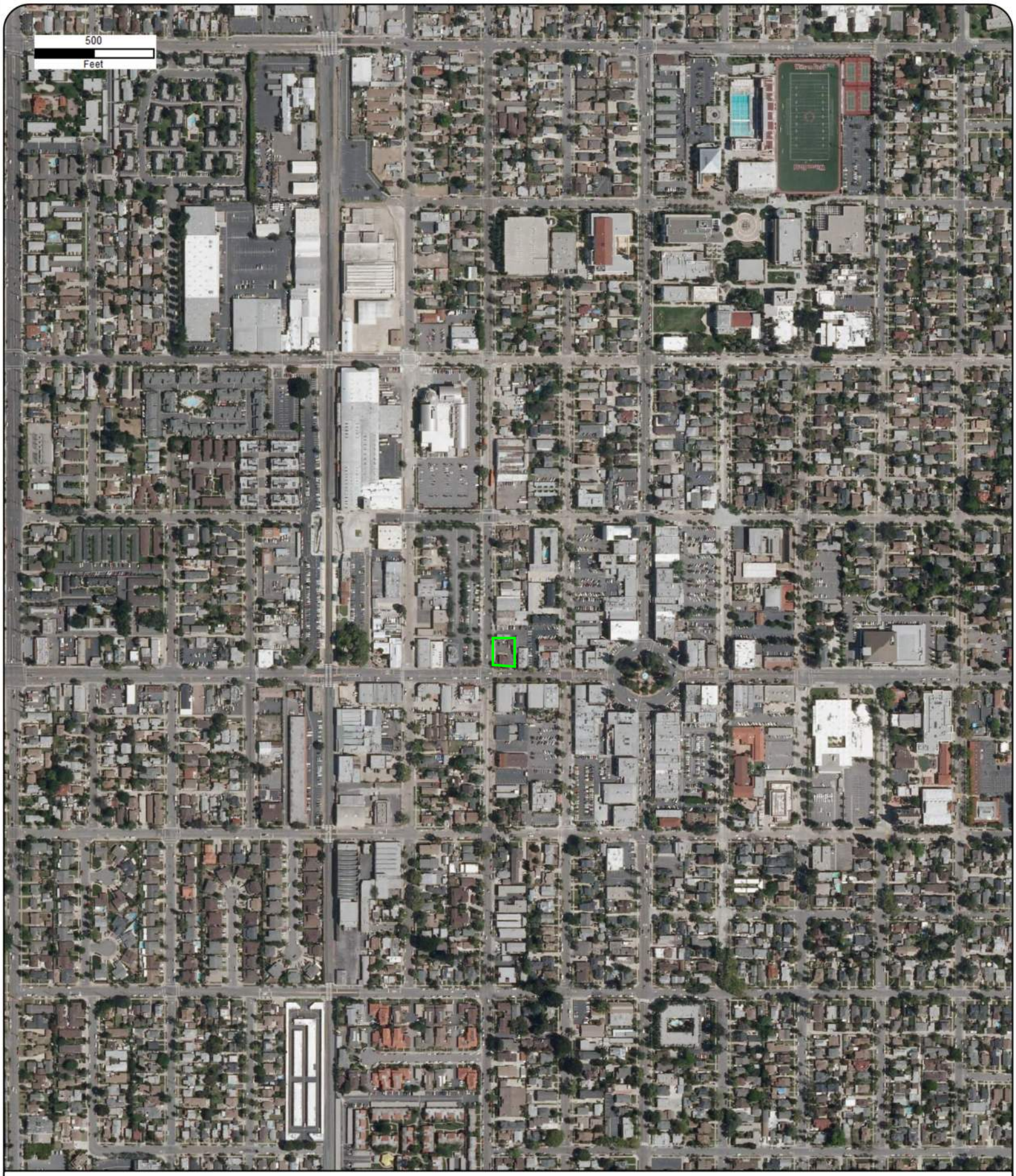


Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590

ERIS



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

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590

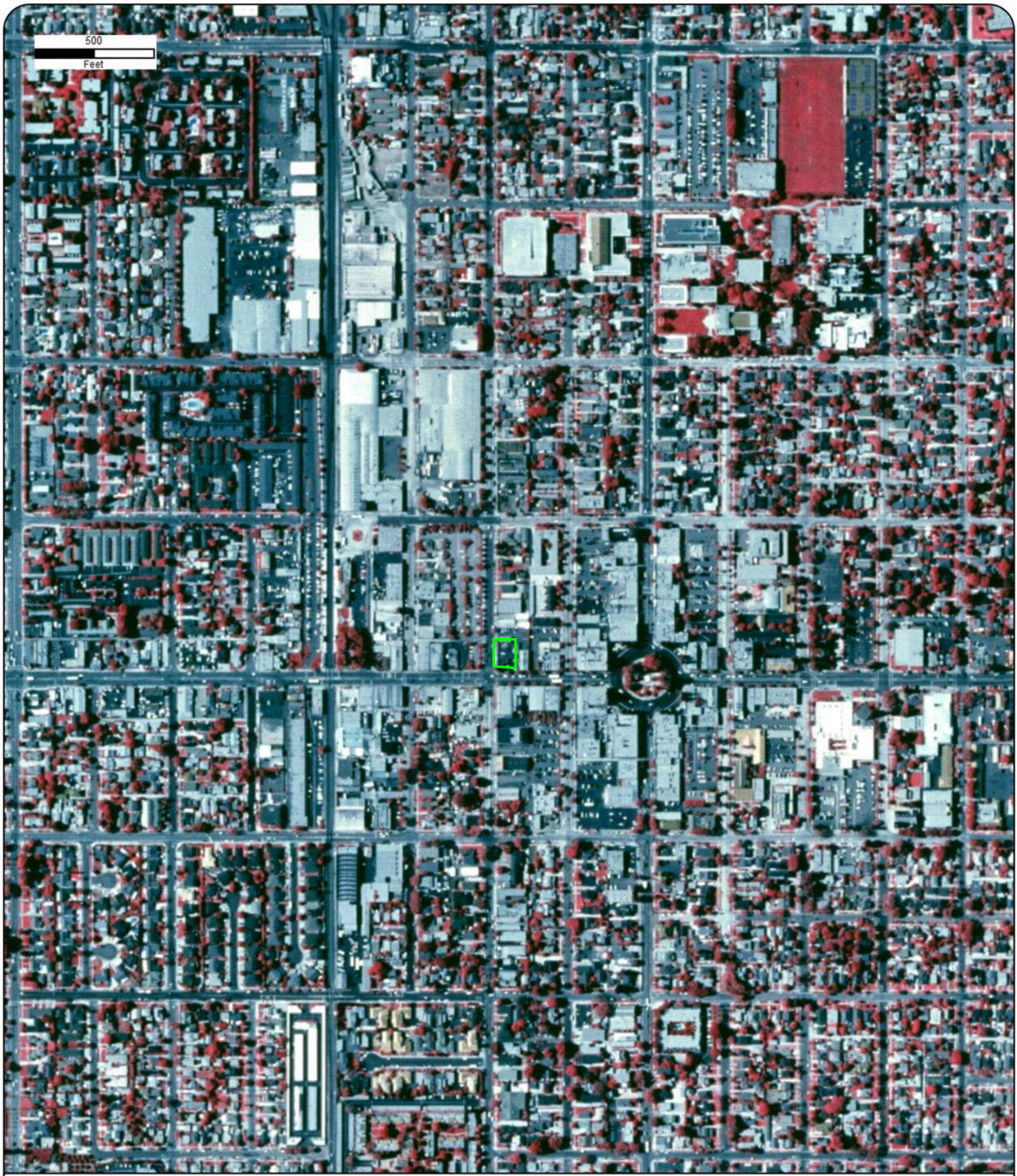
ERIS



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

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

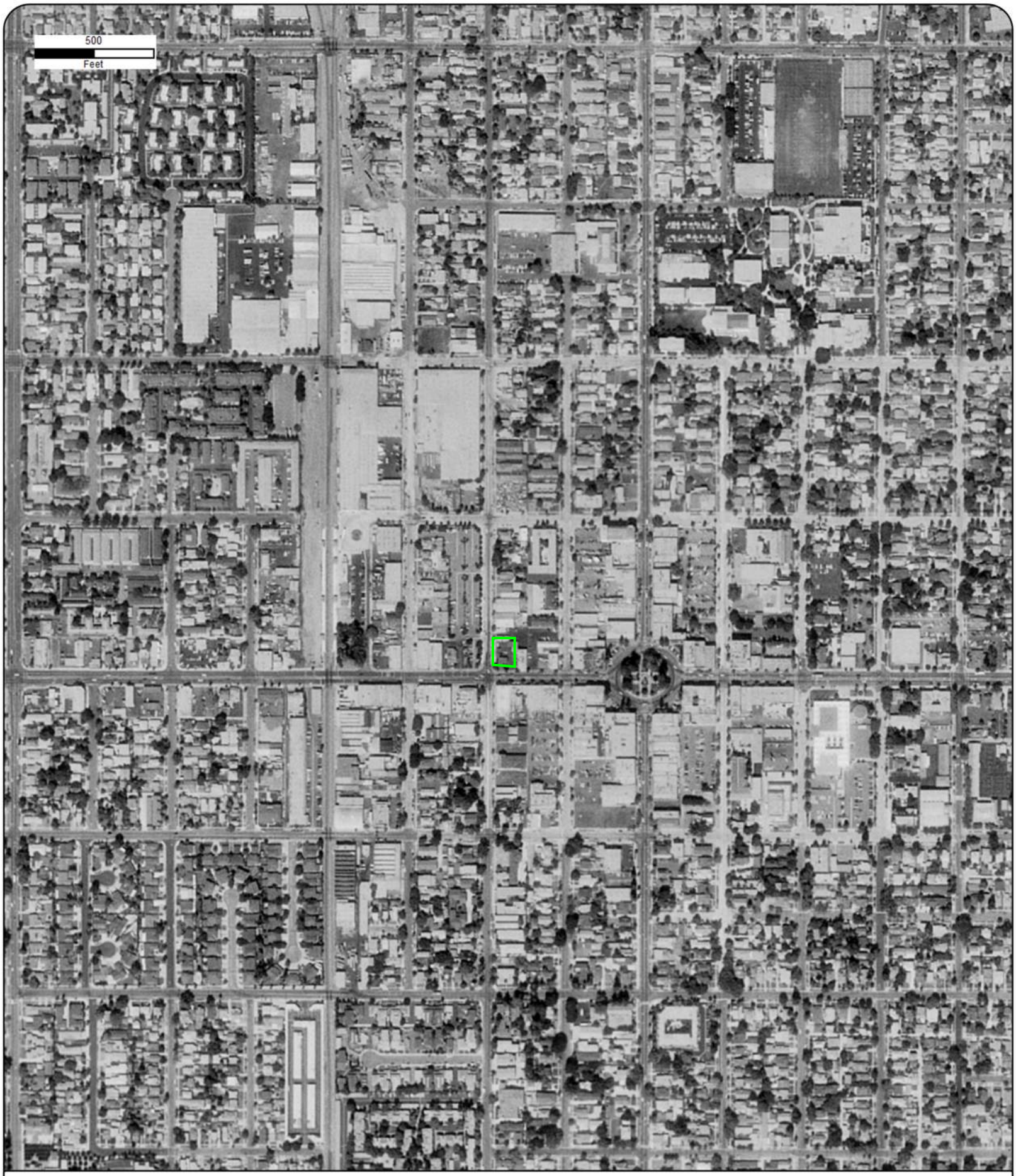
Order No: 23100300590



Year: 2002
Source: USGS
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590



Year: 1995
Source: USGS
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590



Year: 1985
Source: USGS
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590

ERIS 760



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

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590



Year: 1972
Source: USGS
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590



Year: 1963
Source: USGS
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590



Year: 1953
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

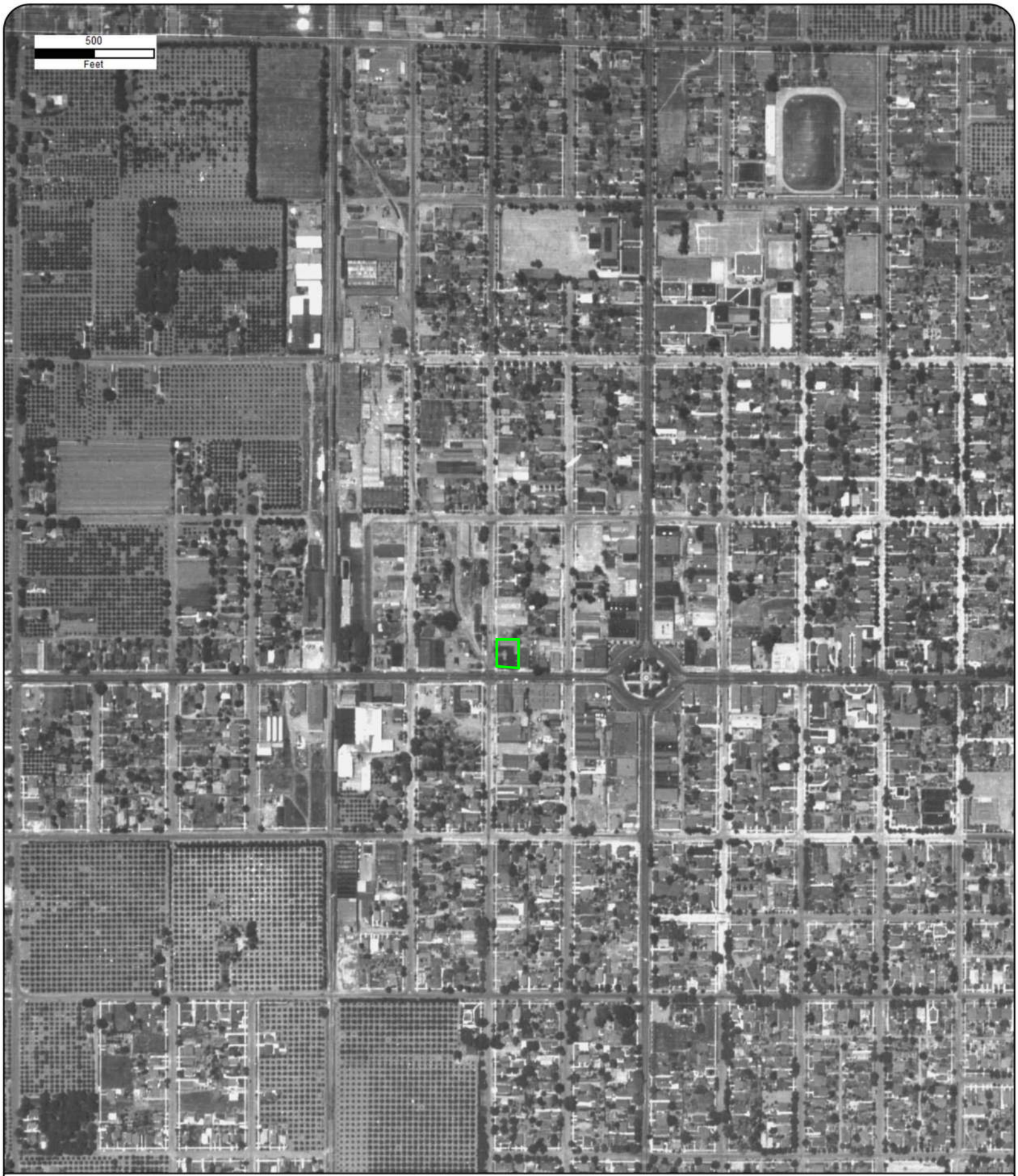
Order No: 23100300590



Year: 1947
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590



Year: 1938
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 237 W. Chapman Ave, Orange, CA
Approx Center: -117.85502261,33.78814011

Order No: 23100300590

TOPOGRAPHIC MAPS

Project Property:	NEC Chapman Ave & N. Lemon St. 237 W. Chapman Ave Orange CA 92866
Project No:	None
Requested By:	Geo-Cal, Inc.
Order No:	23100300590
Date Completed:	October 03, 2023

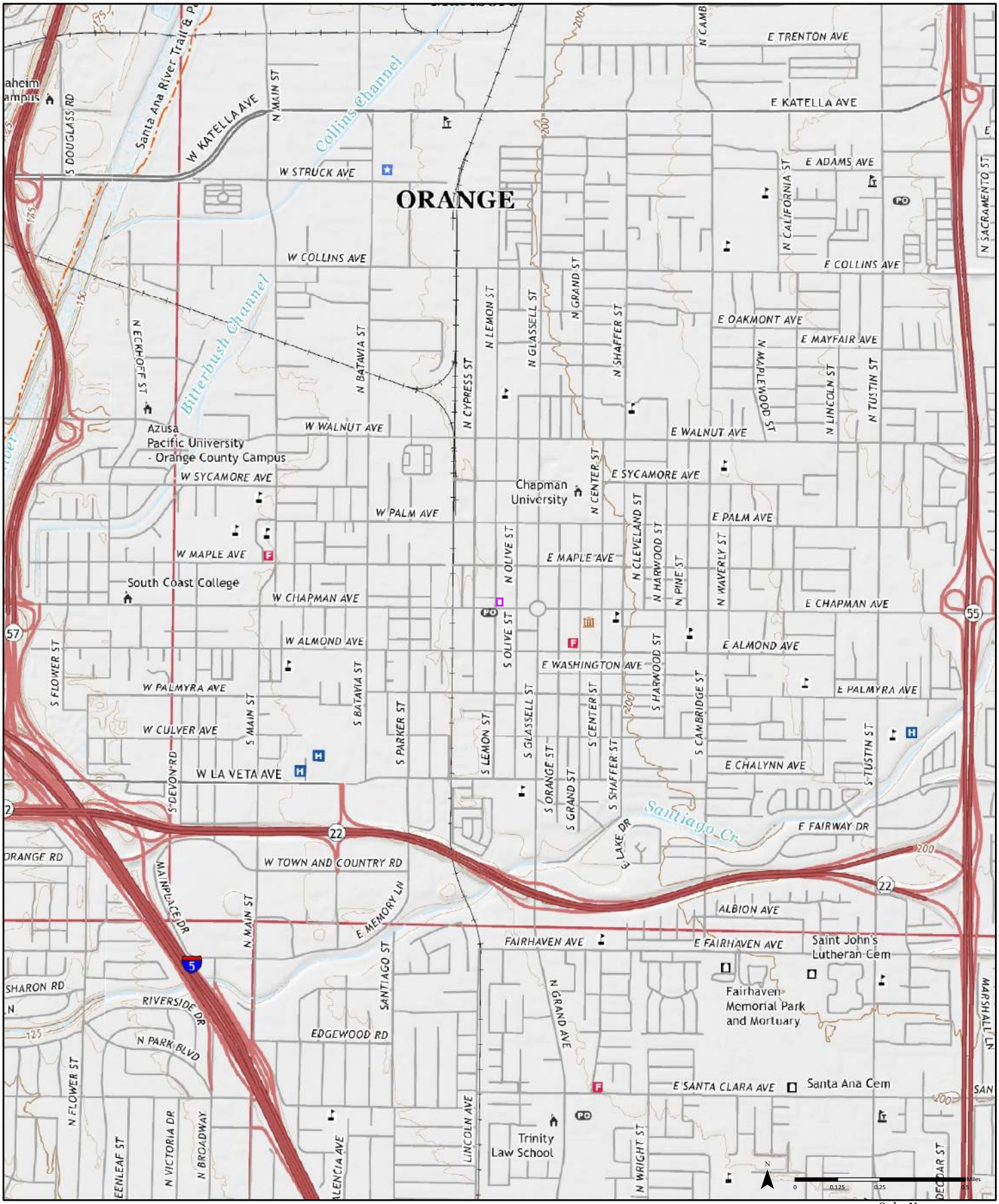
Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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

Year	Map Series
2022	7.5
2018	7.5
2015	7.5
1981	7.5
1974	7.5
1972	7.5
1964	7.5
1950	7.5
1949	7.5
1935	7.5
1932	7.5
1942	15
1901	15
1898	15
1896	15

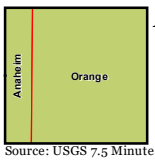
Topographic Map Symbology for the maps may be available in the following documents:
Pre-1947
Page 223 of 1918 Topographic Instructions
Page 130 of 1928 Topographic Instructions
1947-2009
Topographic Map Symbols
2009-present
US Topo Map Symbols

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



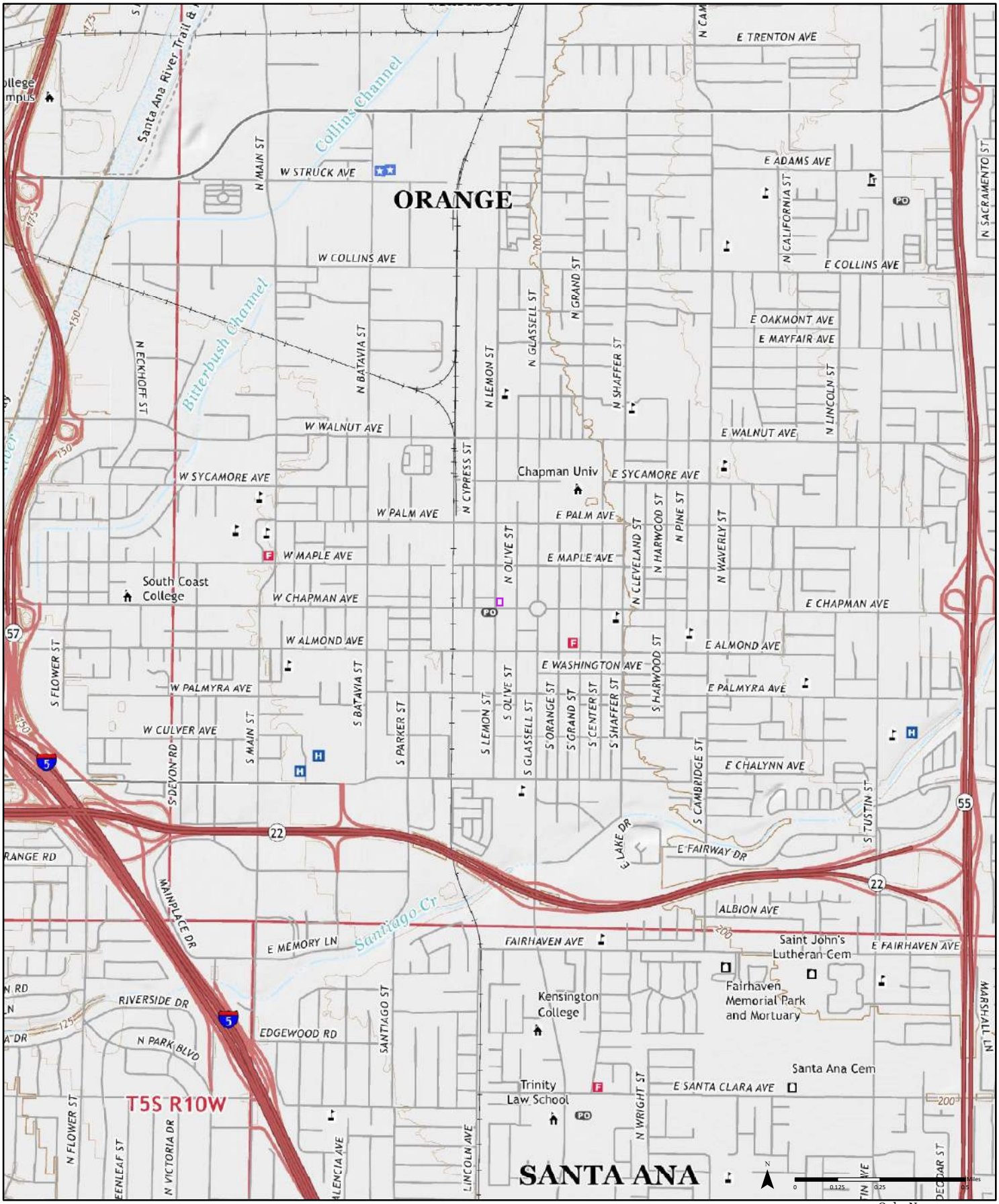
Order No. 23100300590

2022



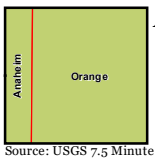
Available Quadrangle(s): Orange, CA
Anaheim, CA

Source: USGS 7.5 Minute Topographic Map



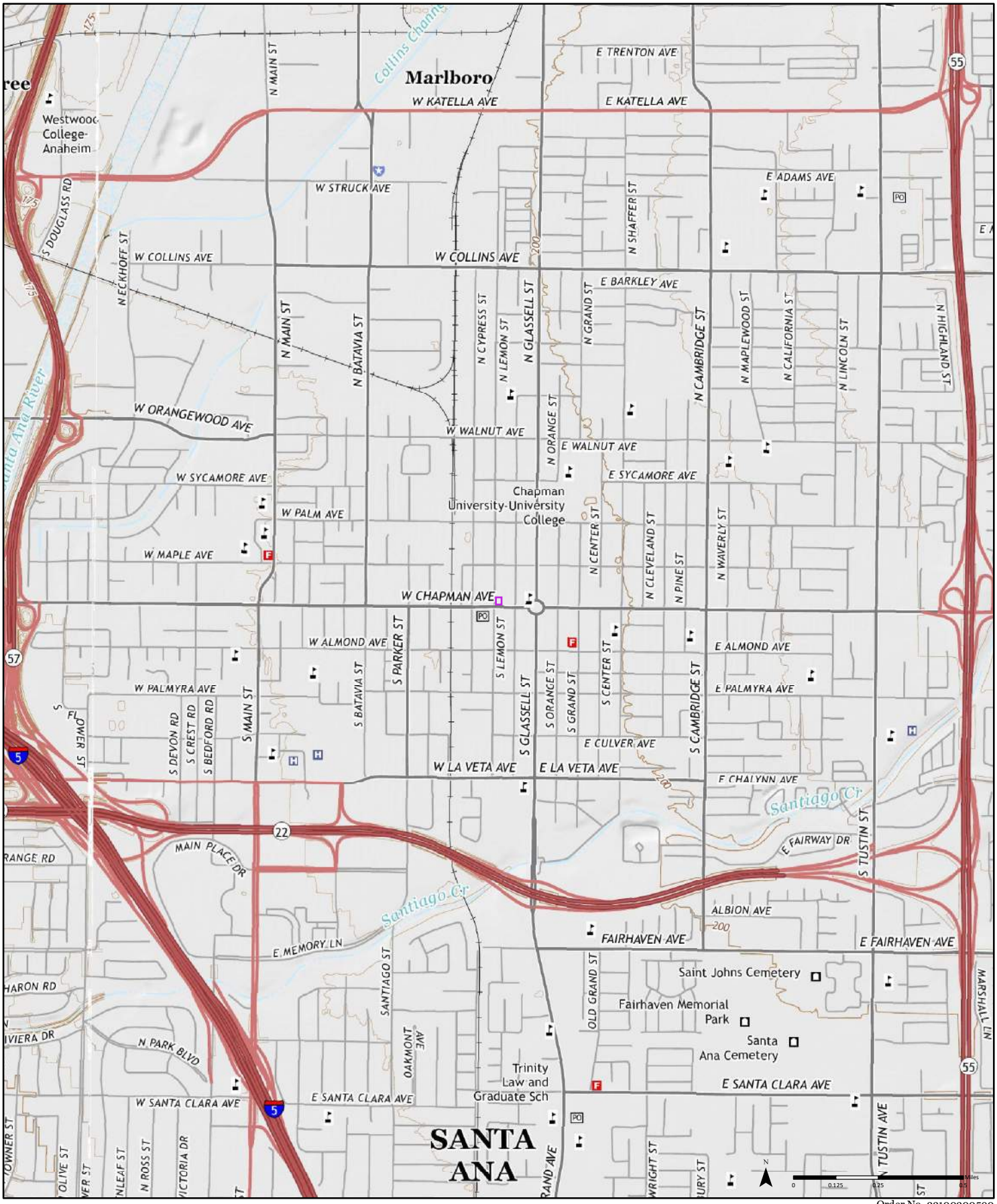
Order No. 23100300590

2018



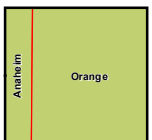
Available Quadrangle(s): Orange, CA
Anaheim, CA

Source: USGS 7.5 Minute Topographic Map



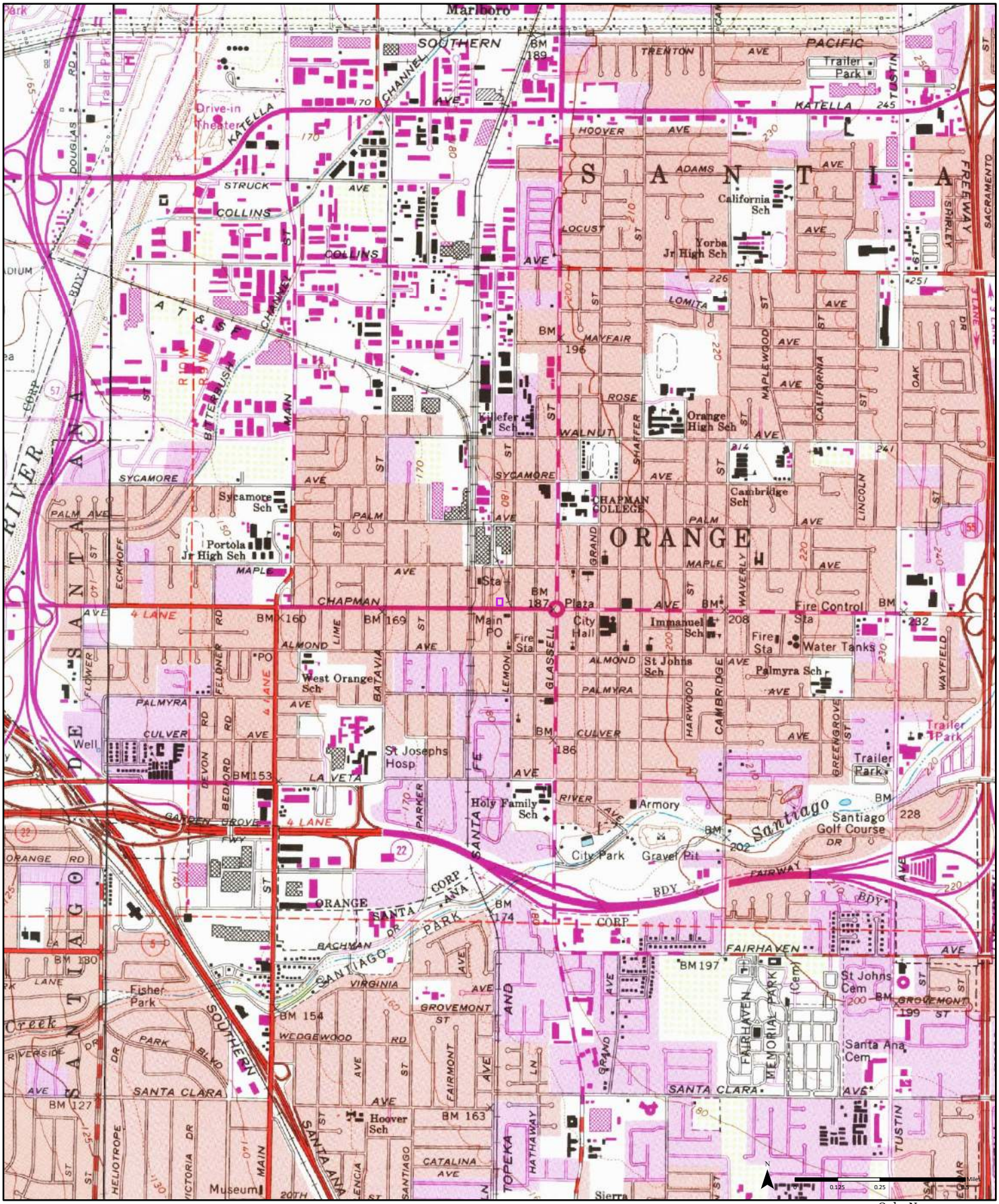
Order No. 23100300590

2015



Available Quadrangle(s): Orange, CA
Anaheim, CA

Source: USGS 7.5 Minute Topographic Map

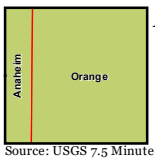


Order No. 23100300590

1981

(1-1981)
Aerial Photo Year: 1978
Photo Revision Year: 1981

(2-1981)
Aerial Photo Year: 1963
Photo Revision Year: 1981



Available Quadrangle(s): Orange, CA(1-1981)
Anaheim, CA(2-1981)

Source: USGS 7.5 Minute Topographic Map

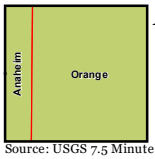


1974

(1-1974) *Aerial Photo Year: 1974*

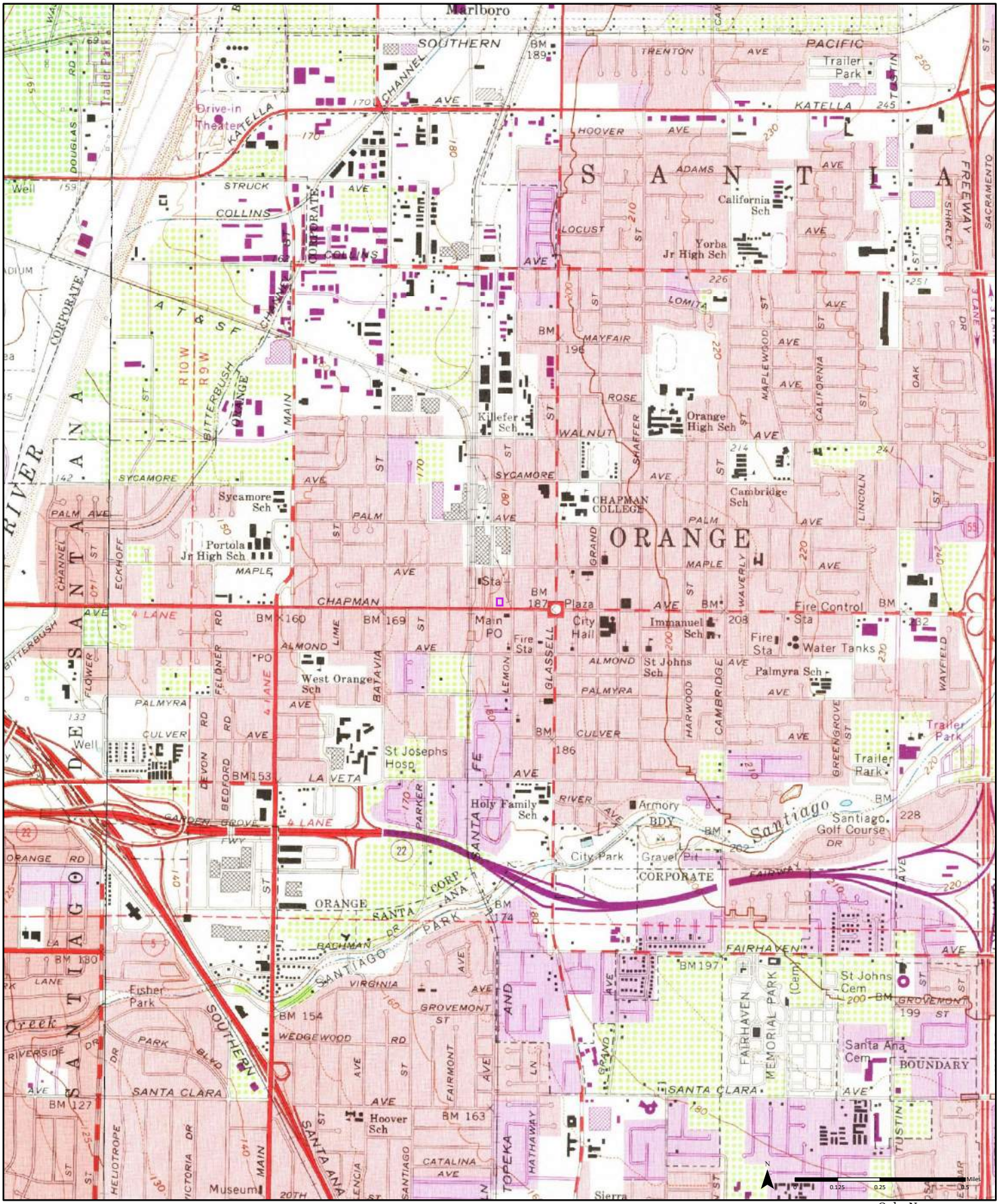
(2-1974) *Aerial Photo Year: 1974*

Order No. 23100300590



Available Quadrangle(s): Orange, CA(2-1974)
Anaheim, CA(1-1974)

Source: USGS 7.5 Minute Topographic Map

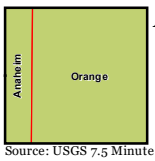


1972

(1-1972) *Aerial Photo Year: 1972*
Photo Revision Year: 1972

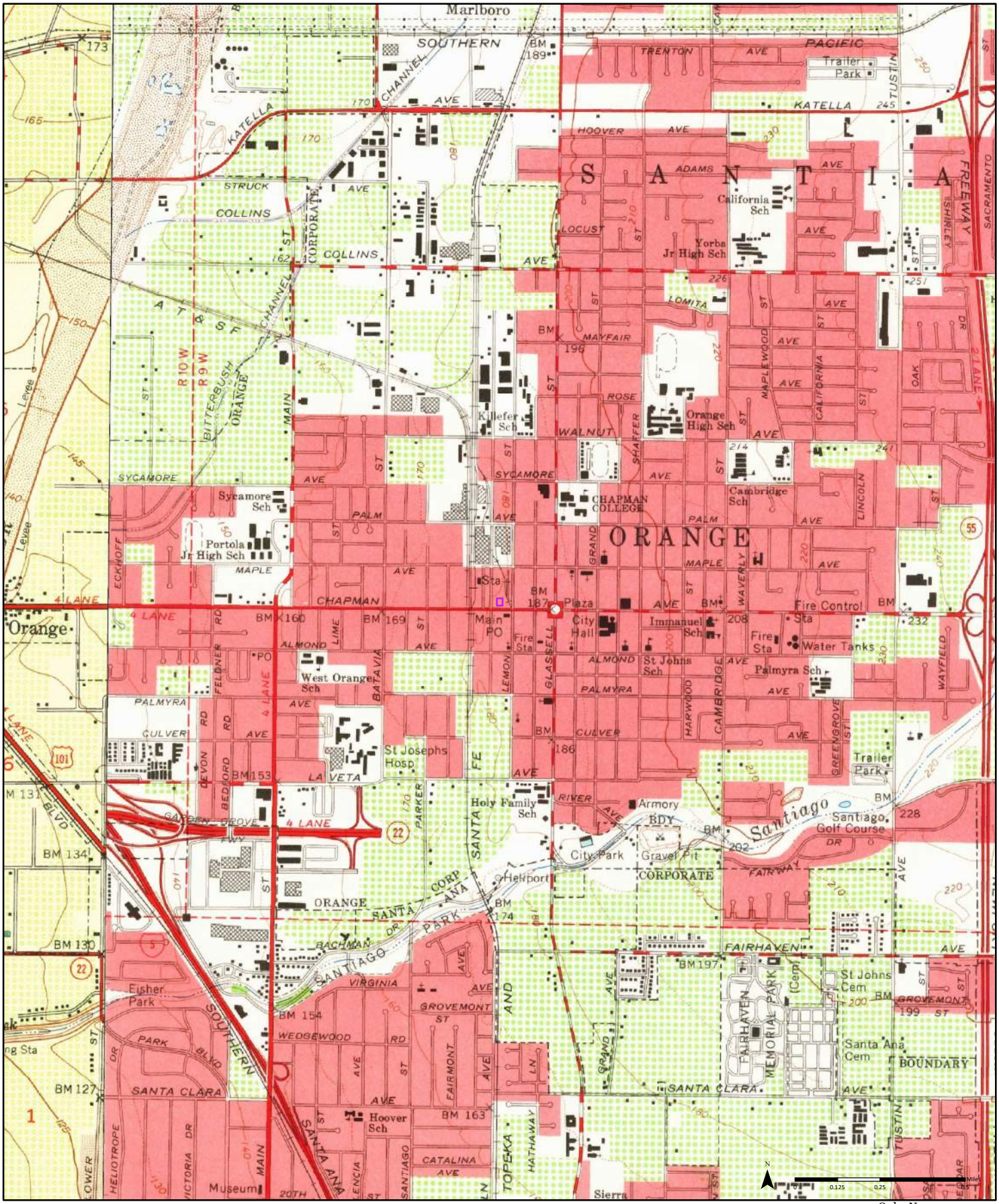
(2-1972) *Aerial Photo Year: 1972*
Photo Revision Year: 1972

Order No. 23100300590



Available Quadrangle(s): Orange, CA(1-1972)
Anaheim, CA(2-1972)

Source: USGS 7.5 Minute Topographic Map

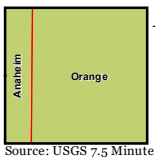


Order No. 23100300590

1964

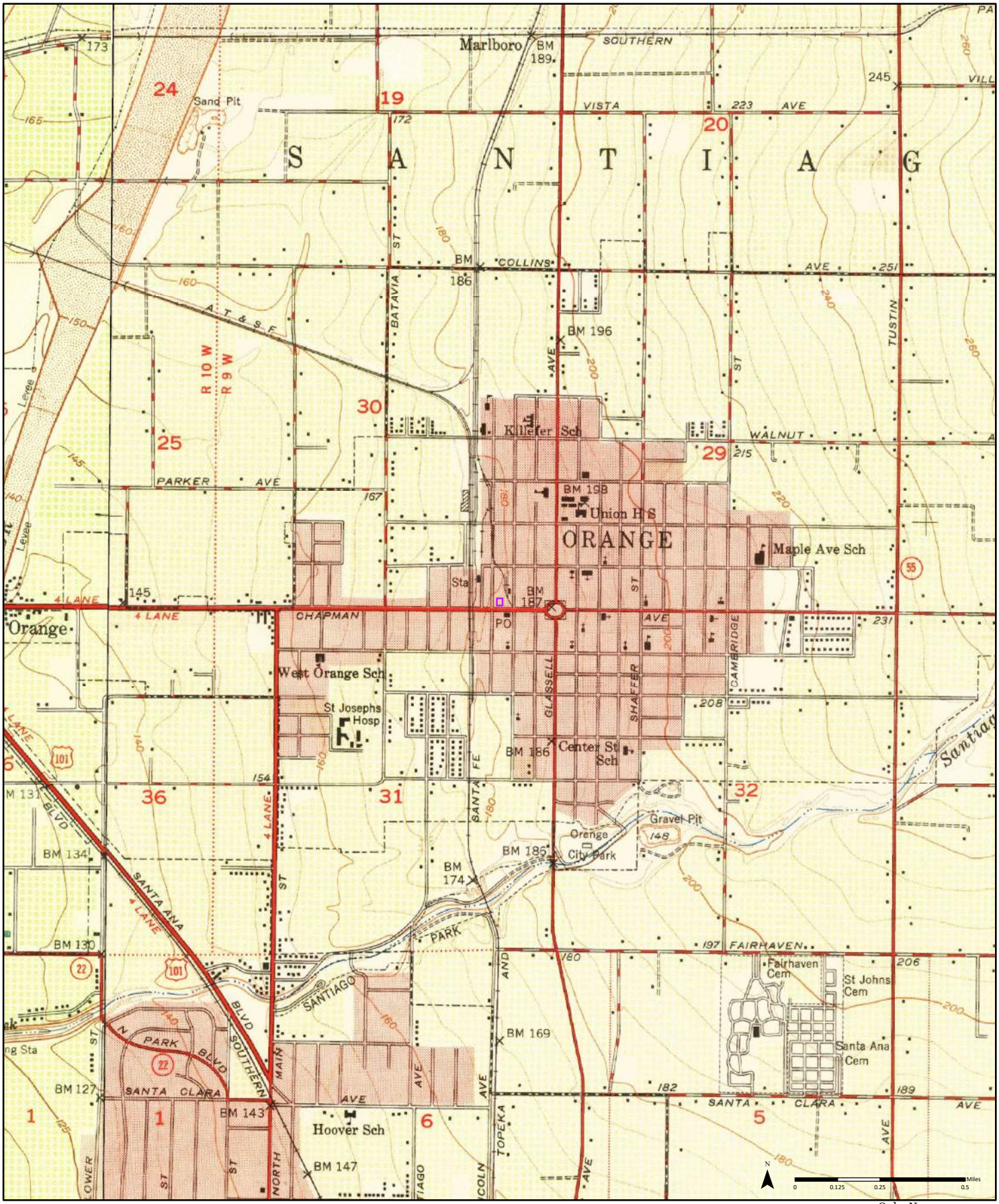
(1-1950) *Aerial Photo Year: 1947*

(2-1964) *Aerial Photo Year: 1963*



Available Quadrangle(s): Orange, CA(2-1964)
Anaheim, CA(1-1950)

Source: USGS 7.5 Minute Topographic Map

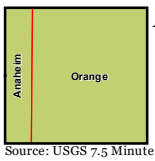


Order No. 23100300590

1950

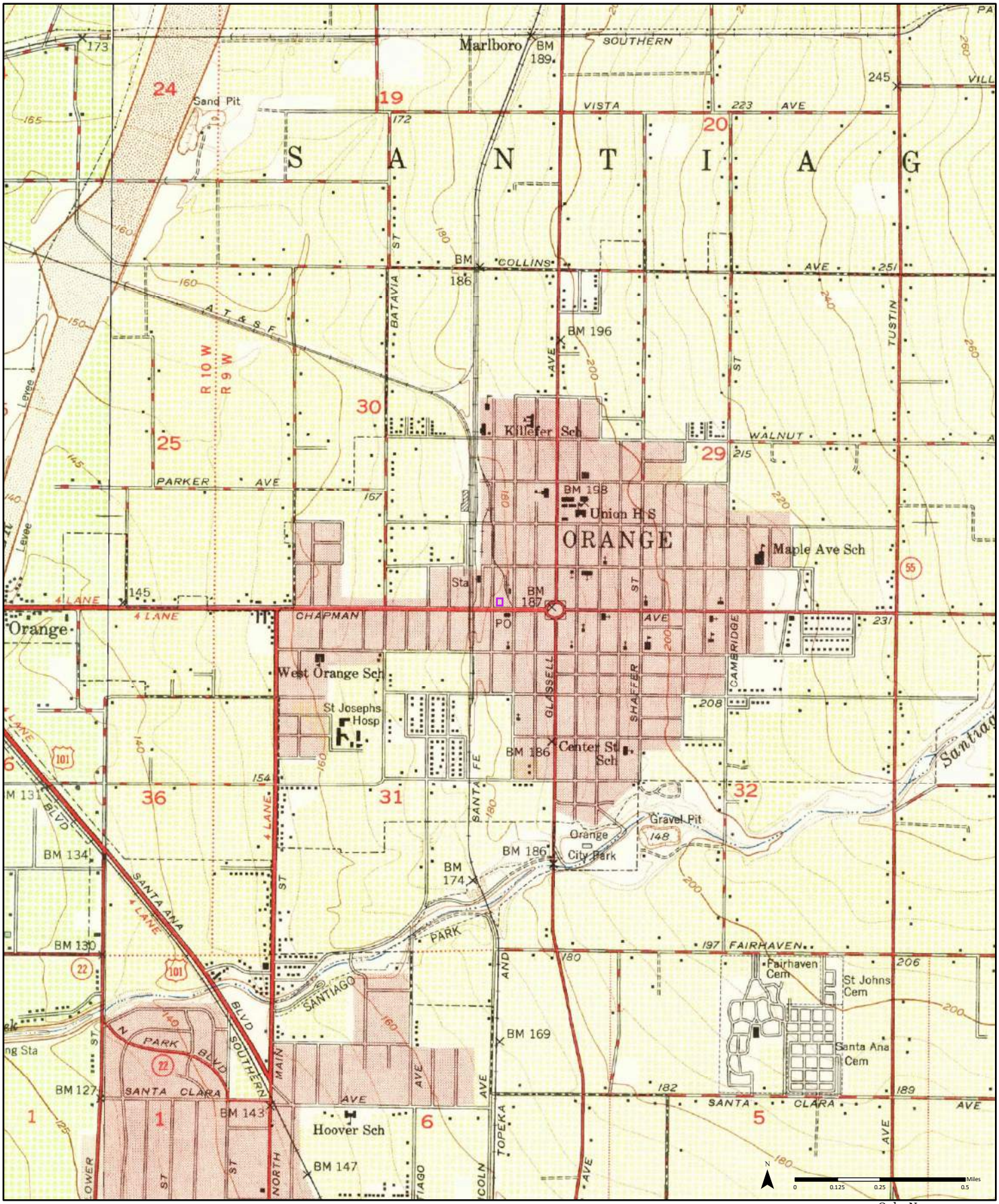
(1-1950) *Aerial Photo Year: 1946*

(2-1950) *Aerial Photo Year: 1947*



Available Quadrangle(s): Orange, CA(1-1950)
Anaheim, CA(2-1950)

Source: USGS 7.5 Minute Topographic Map

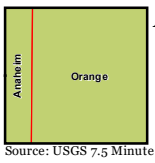


1949

(1-1949) *Aerial Photo Year: 1946*

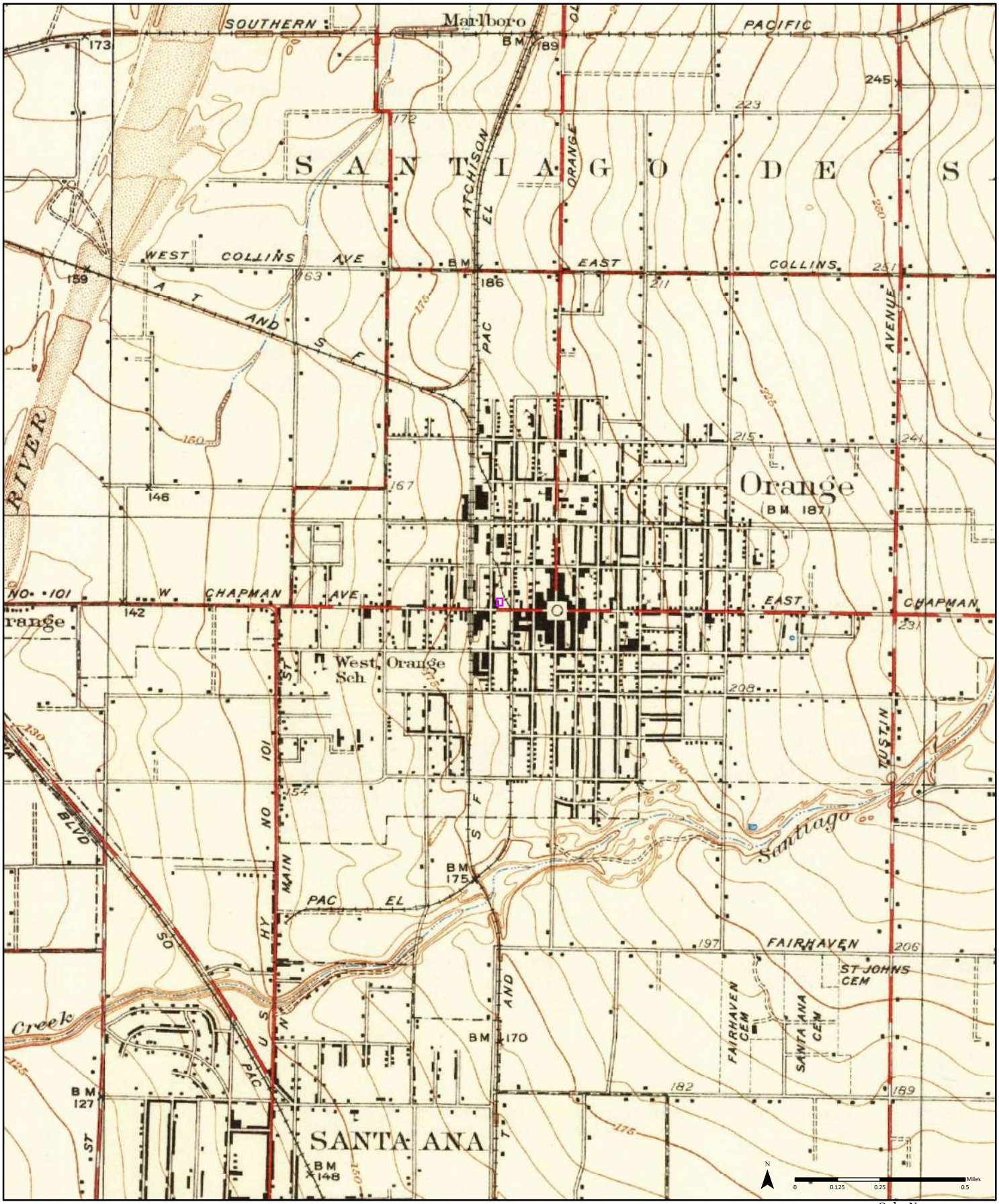
(2-1949) *Aerial Photo Year: 1947*

Order No. 23100300590



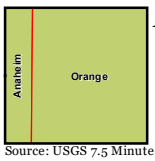
Available Quadrangle(s): Orange, CA(1-1949)
Anaheim, CA(2-1949)

Source: USGS 7.5 Minute Topographic Map



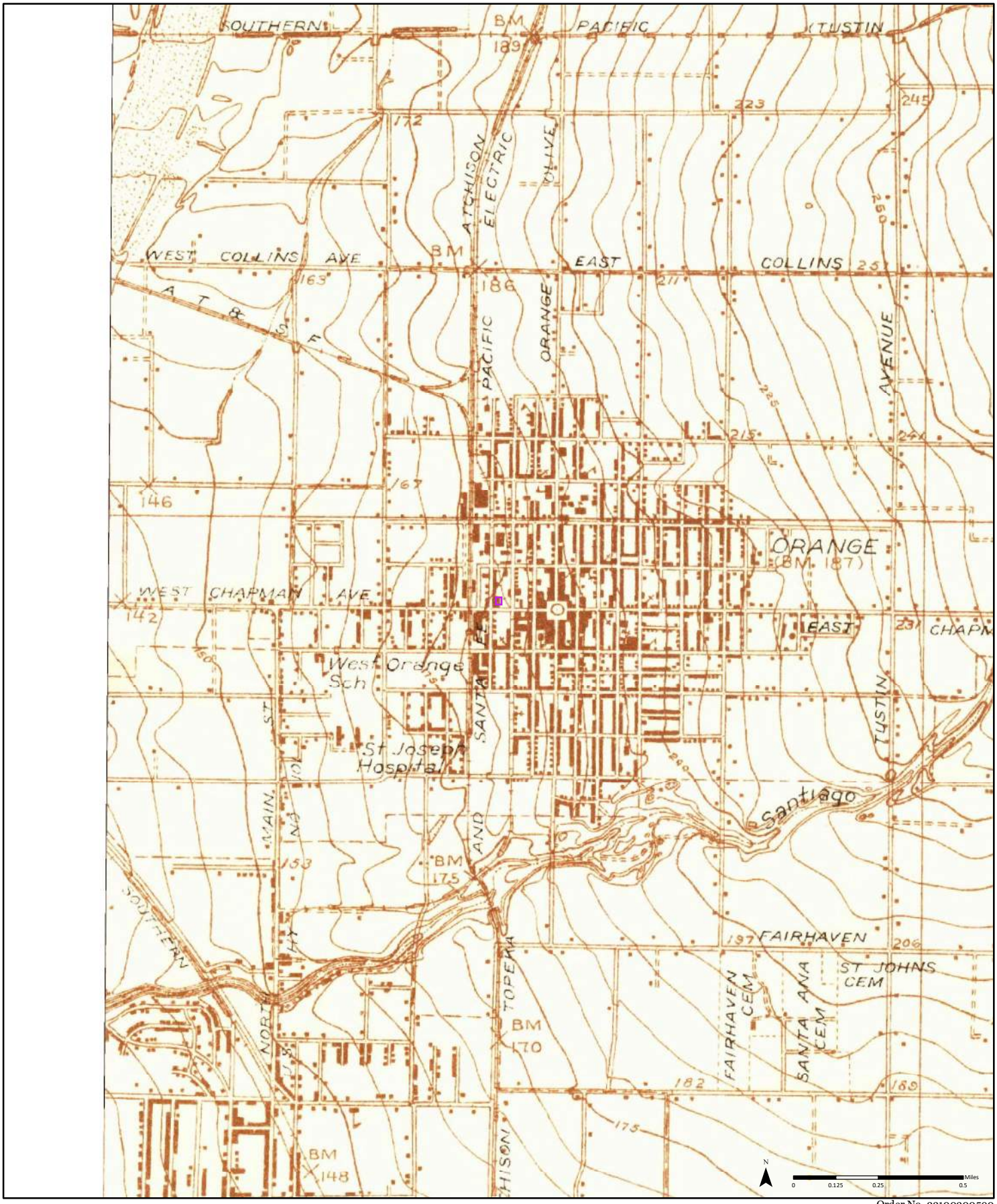
Order No. 23100300590

1935



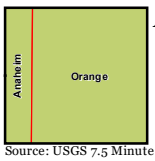
Available Quadrangle(s): Orange, CA
Garden Grove, CA

Source: USGS 7.5 Minute Topographic Map



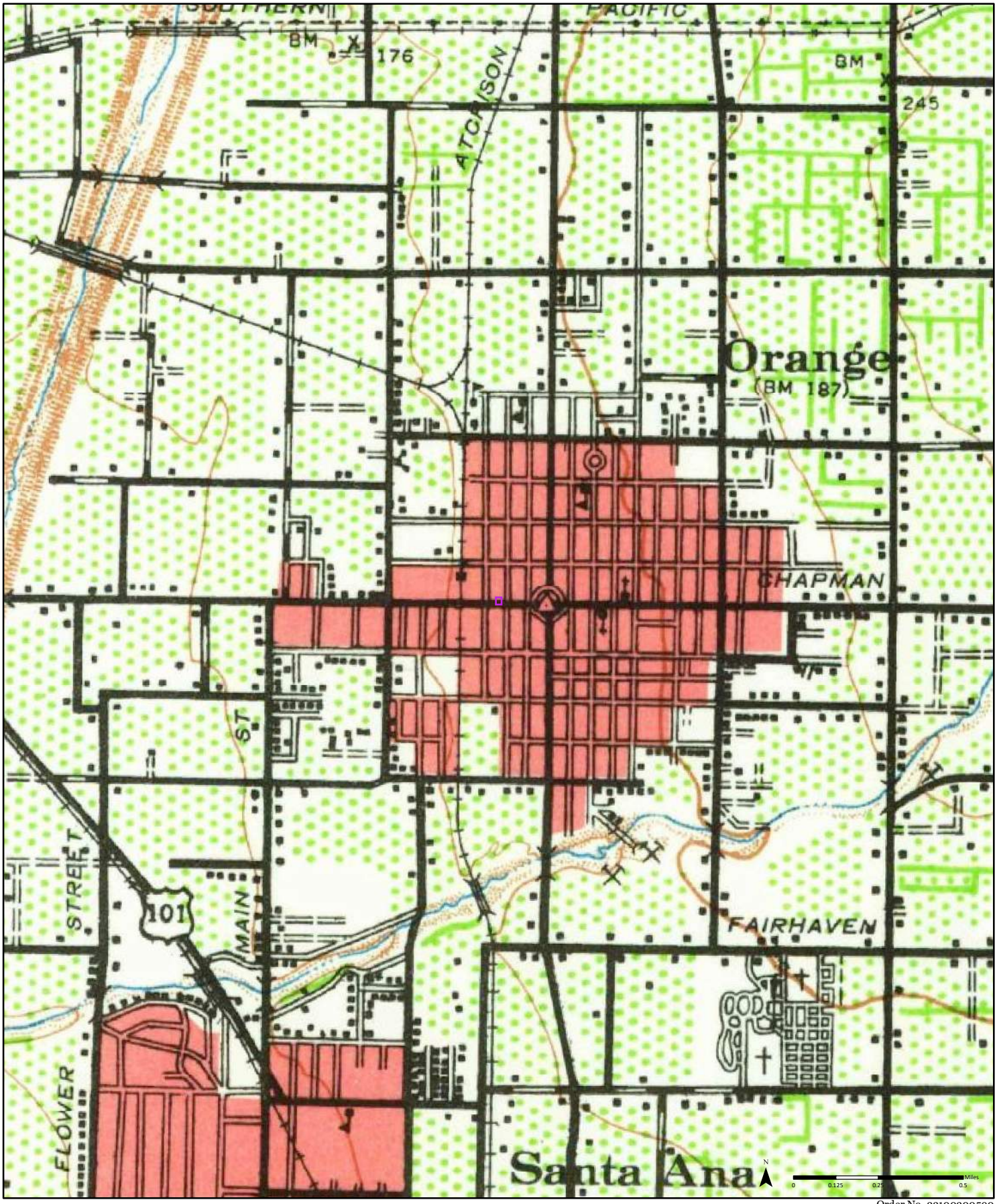
Order No. 23100300590

1932



Available Quadrangle(s): Orange, CA

Source: USGS 7.5 Minute Topographic Map



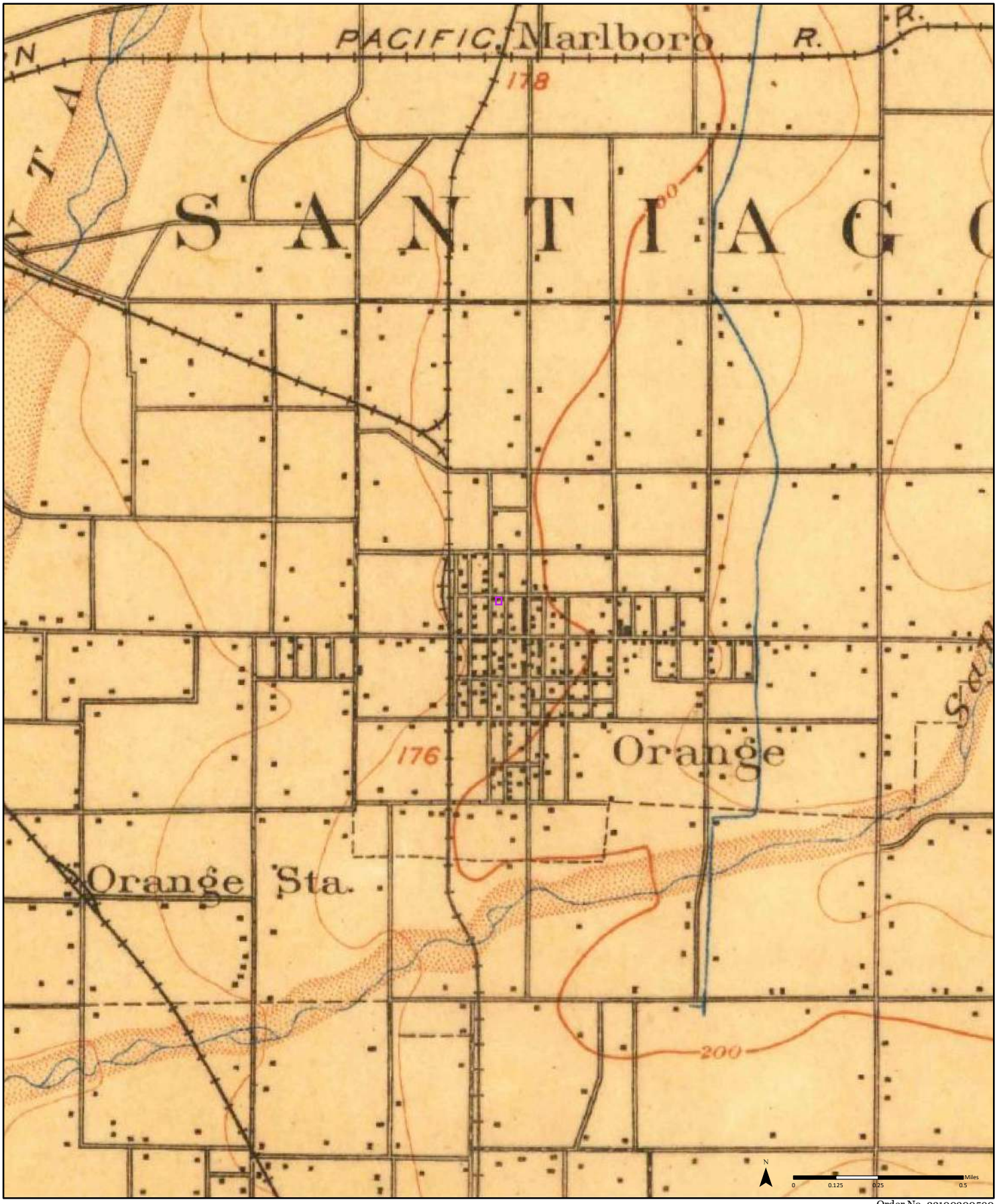
1942 *(1-1942)*
Aerial Photo Year: 1939

Order No. 23100300590

Available Quadrangle(s): Anaheim, CA(1-1942)



Source: USGS 15 Minute Topographic Map



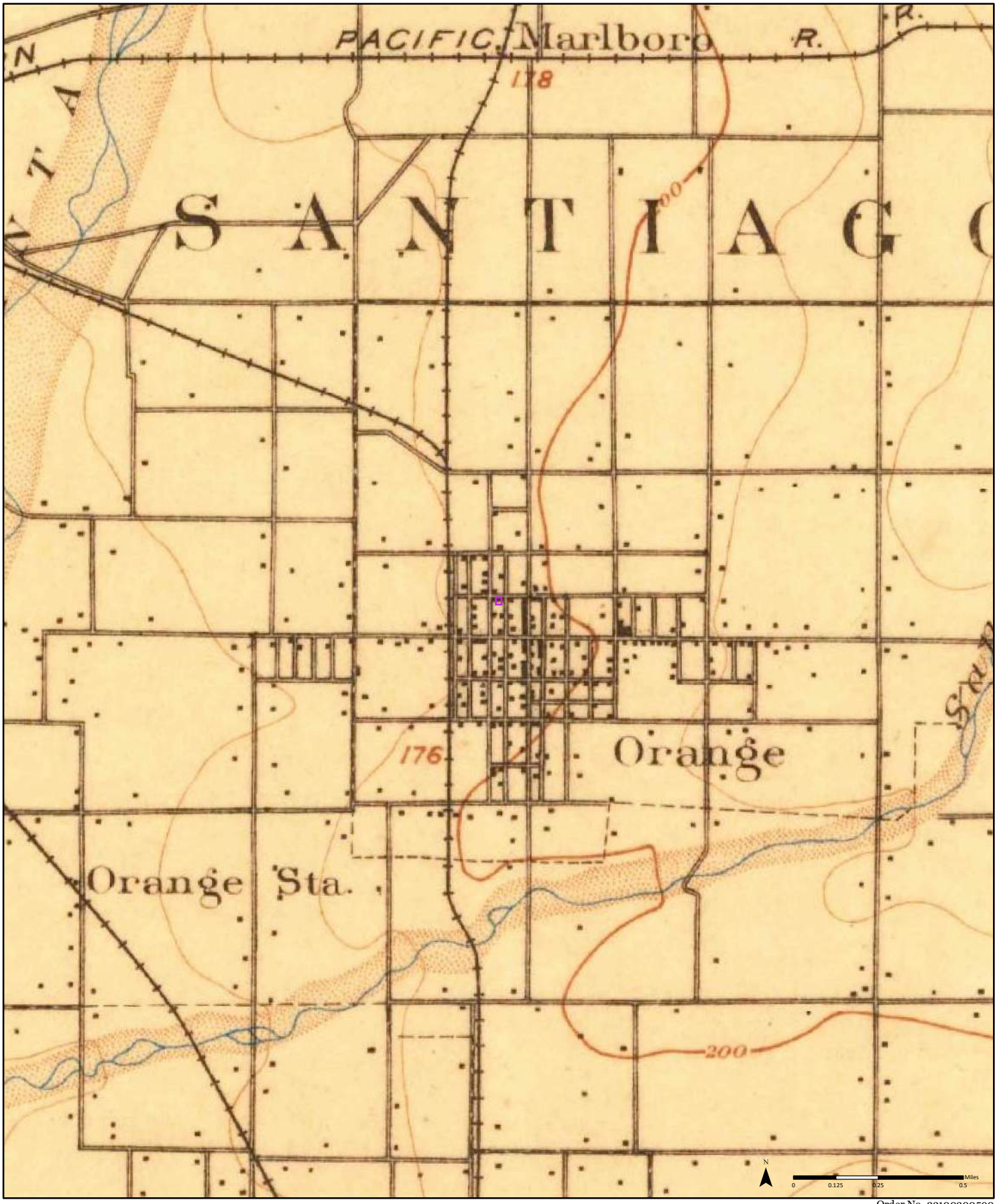
Order No. 23100300590

1901



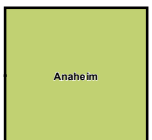
Available Quadrangle(s): Anaheim, CA

Source: USGS 15 Minute Topographic Map



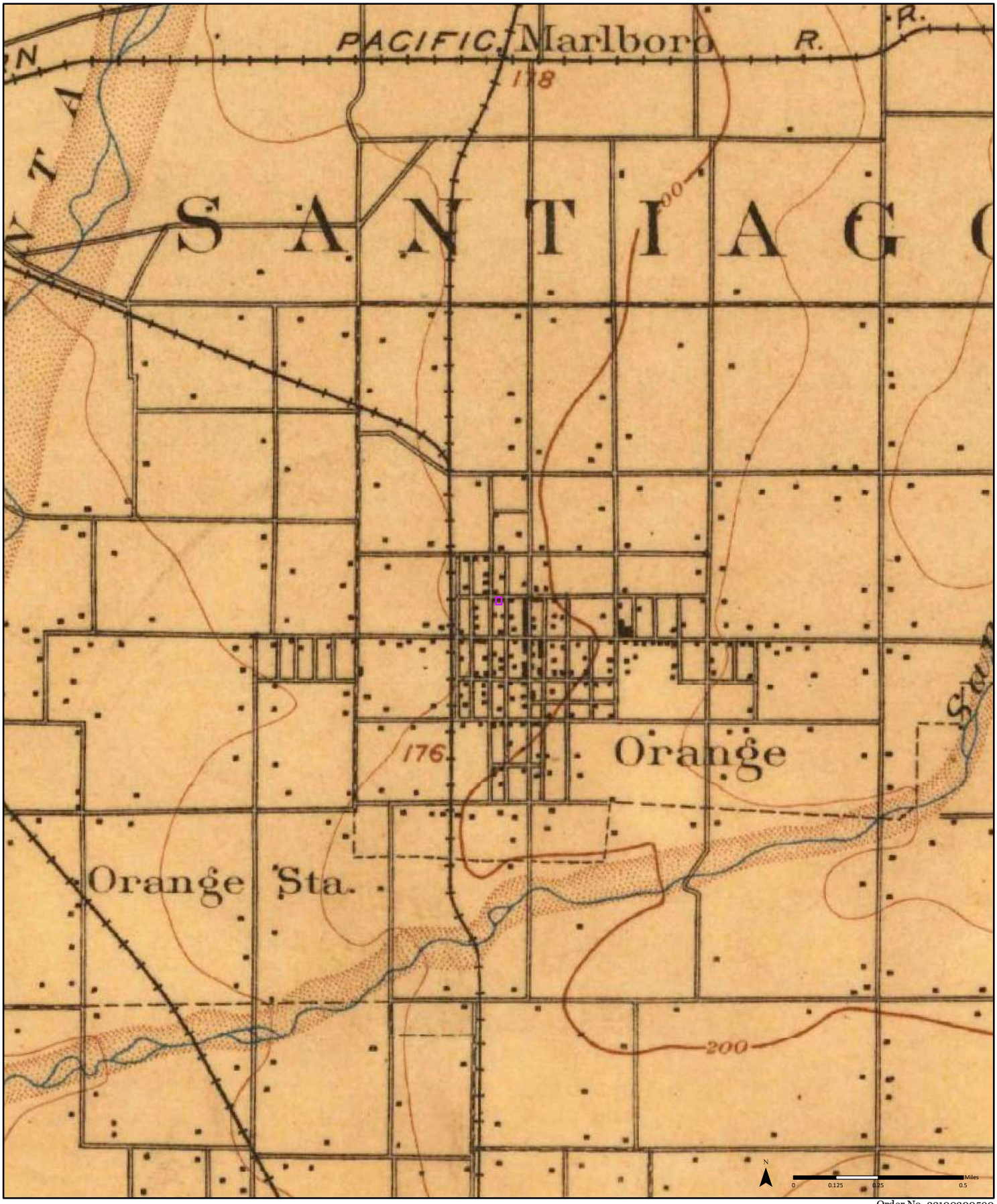
1898

Order No. 23100300590



Available Quadrangle(s): Anaheim, CA

Source: USGS 15 Minute Topographic Map



Order No. 23100300590

1896



Available Quadrangle(s): Anaheim, CA

Source: USGS 15 Minute Topographic Map

CITY DIRECTORY

Project Property:	*NEC Chapman Ave & N. Lemon St.* *237 W. Chapman Ave* *Orange,CA 92866*
Project No:	*None*
Requested By:	*Geo-Cal, Inc.*
Order No:	*23100300590*
Date Completed:	*October 08, 2023*

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

October 08, 2023
RE: CITY DIRECTORY RESEARCH
237 W. Chapman Ave
Orange,CA 92866

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-150 of N Lemon St
200-400 of W Chapman Ave
Search Notes:

Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2001	HAINES	
1996	HAINES	
1991	HAINES	
1986	HAINES	
1981	HAINES	
1975	PACIFIC TELEPHONE	
1970	PACIFIC TELEPHONE	
1964	PACIFIC TELEPHONE	
1958	PACIFIC TELEPHONE	
1955	PACIFIC TELEPHONE	
1951	LUSKEYS	
1945	WESTERN DIRECTORY CO	
1940	WESTERN DIRECTORY CO	
1937	WESTERN DIRECTORY CO	
1934	WESTERN DIRECTORY CO	
1930	WESTERN DIRECTORY CO	
1926	FLAGGS	

2022 N LEMON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

121 **TACO ADOBE**...*CLEANERS*
121 **TACO ADOBE**...*HOUSE CLEANING*
135 **FCE AUTO & AIR CONDITIONING**...*AUTOMOBILE AIR CONDITIONING EQUIPMENT*
135 **FCE AUTO & AIR CONDITIONING**...*AUTOMOBILE REPAIRING & SERVICE*
135 **FU CHUNG ENTERPRISES CO**...*AUTOMOBILE REPAIRING & SERVICE*
145 **R & C BERNDT INC**...*BUSINESS SERVICES NEC*
145 **R C BERNDT INC**...*NON-PROFIT ORGANIZATIONS*
145 **R C BERNDT INC**...*ASSOCIATIONS*
145 **SIERRA PRODUCE**...*FRUITS & VEGETABLES & PRODUCE-RETAIL*
149 **CHRISSY GARCIA**...*RESIDENTIAL*

2022 W CHAPMAN AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

204 **COUNTRY ROADS ANTIQUES**...*ANTIQUES-DEALERS*
204 **COUNTRY ROADS ANTIQUES**...*CONSIGNMENT SHOPS*
207 **PAUL'S COCKTAILS**...*COCKTAIL LOUNGES*
207 **PAUL'S COCKTAILS**...*RESTAURANTS*
220 **VANGUARD INTEGRITY PRO**...*BUSINESS MANAGEMENT CONSULTANTS*
223 **DISTRICT LOUNGE**...*RESTAURANTS*
223 **DISTRICT LOUNGE**...*COCKTAIL LOUNGES*
234 **WAHOO'S FISH TACO**...*RESTAURANTS*
237 **KENNY'S AUTO SALES**...*AUTOMOBILE DEALERS-USED CARS*
238 **BESTMERCHANTRATES.COM**...*ADVERTISING-COMPUTER*
238 **BUTTERMILK FRIED CHICKEN**...*RESTAURANTS*
238 **PAYMENT DEPOT**...*CREDIT CARD-MERCHANT SERVICES*
240 **240 WEST CHAPMAN PARTNERS LLC**...*HOLDING COMPANIES (NON-BANK)*
240 **SNOOZE AN AM EATERY**...*RESTAURANTS*
240 **TACO STAND**...*RESTAURANTS*
240 **WAZABI SUSHI-ORANGE**...*RESTAURANTS*
308 **SAM'S BAIL BONDS**...*BONDS-BAIL*
308 **THERON GARAGE DOORS & GATES**...*DOORS-GARAGE*
308 **US POST OFFICE**...*POST OFFICES*
319 **OMEGA BUGAR**...*RESTAURANTS*
319 **OMEGA BUGAR**...*FOODSCARRY OUT*
319 **OMEGA DRIVE IN**...*RESTAURANTS*
321 **GLENN R JOHNSON SCALE MODELS**...*TRUCKING*
324 **SNOW'S FOREIGN CAR SVC**...*AUTOMOBILE REPAIRING & SERVICE*
324 **SNOW'S FOREIGN CAR SVC**...*ENGINES-REBUILDING & EXCHANGING*
335 **BLACK'S FURNITURE**...*FURNITURE-DEALERS-RETAIL*
335 **BLACK'S FURNITURE**...*UPHOLSTERERS*
396 **CERTIFIED BAIL BONDS**...*BONDS-BAIL*
396 **GARAGE DOOR REPAIR ORANGE**...*GARAGE DOORS-REPAIRING*
396 **ORANGE PAINT STORE**...*PAINT-RETAIL*
396 **PIZZA HUT**...*RESTAURANTS*
396 **PIZZA HUT**...*FOODSCARRY OUT*
396 **PIZZA HUT**...*HOTELS & MOTELS*
396 **PIZZA HUT**...*PIZZA*

2020 N LEMON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

121 **TACO ADOBE**...*CLEANERS*
121 **TACO ADOBE**...*HOUSE CLEANING*
135 **FCE AUTO & AIR CONDITIONING**...*AUTOMOBILE AIR CONDITIONING EQUIPMENT*
135 **FCE AUTO & AIR CONDITIONING**...*AUTOMOBILE REPAIRING & SERVICE*
135 **FU-CHUNG ENTERPRISES CO**...*AUTOMOBILE REPAIRING & SERVICE*
149 **CHRISSY GARCIA**...*RESIDENTIAL*

2020 W CHAPMAN AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

201 **SPIC 'N SPAN CLEANERS**...*CLEANERS*
204 **COUNTRY ROADS ANTIQUES**...*ANTIQUES-DEALERS*
204 **COUNTRY ROADS ANTIQUES**...*CONSIGNMENT SHOPS*
207 **PAUL'S COCKTAILS**...*RESTAURANTS*
207 **PAUL'S COCKTAILS**...*COCKTAIL LOUNGES*
220 **VANGUARD INTEGRITY PRO**...*BUSINESS MANAGEMENT CONSULTANTS*
223 **DISTRICT LOUNGE**...*RESTAURANTS*
223 **DISTRICT LOUNGE**...*COCKTAIL LOUNGES*
234 **WAHOO'S FISH TACO**...*RESTAURANTS*
237 **HOFFMAN RADIATOR SVC**...*AUTOMOBILE REPAIRING & SERVICE*
237 **HOFFMAN RADIATOR SVC**...*AUTOMOBILE RADIATOR REPAIRING*
237 **KENNY'S AUTO SALES**...*AUTOMOBILE DEALERS-USED CARS*
238 **BESTMERCHANTRATES.COM**...*ADVERTISING-COMPUTER*
238 **LINX**...*BUSINESS MANAGEMENT CONSULTANTS*
238 **LINX**...*RESTAURANTS*
238 **PAYMENT DEPOT**...*CREDIT CARD-MERCHANT SERVICES*
240 **240 WEST CHAPMAN PARTNERS LLC**...*HOLDING COMPANIES (NON-BANK)*
240 **PLAZA BIBLE CHURCH**...*MISSIONS*
240 **PLAZA BIBLE CHURCH**...*CHURCHES*
240 **SNOOZE AN AM EATERY**...*RESTAURANTS*
308 **SAM'S BAIL BONDS**...*BONDS-BAIL*
308 **THERON GARAGE DOORS & GATES**...*DOORS-GARAGE*
308 **US POST OFFICE**...*POST OFFICES*
319 **OMEGA BUGAR**...*RESTAURANTS*
319 **OMEGA BUGAR**...*FOODSCARRY OUT*
321 **GLENN R JOHNSON SCALE MODELS**...*TRUCKING*
324 **SNOW'S FOREIGN CAR SVC**...*AUTOMOBILE REPAIRING & SERVICE*
324 **SNOW'S FOREIGN CAR SVC**...*ENGINES-REBUILDING & EXCHANGING*
335 **BLACK'S FURNITURE**...*FURNITURE-DEALERS-RETAIL*
335 **BLACK'S FURNITURE**...*UPHOLSTERERS*
396 **CERTIFIED BAIL BONDS**...*BONDS-BAIL*
396 **GARAGE DOOR REPAIR ORANGE**...*GARAGE DOORS-REPAIRING*
396 **ORANGE PAINT STORE**...*PAINT-RETAIL*
396 **PIZZA HUT**...*RESTAURANTS*
396 **PIZZA HUT**...*PIZZA*
396 **PIZZA HUT**...*FOODSCARRY OUT*
396 **PIZZA HUT**...*HOTELS & MOTELS*

2016 N LEMON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

121 **TACO ADOBE**...*HOUSE CLEANING*
135 **FCE AUTO & AIR CONDITIONING**...*AUTOMOBILE AIR CONDITIONING EQUIPMENT*
135 **FCE AUTO & AIR CONDITIONING**...*AUTOMOBILE REPAIRING & SERVICE*
135 **FU-CHUNG ENTERPRISES CO**...*AUTOMOBILE REPAIRING & SERVICE*
149 **CHRISSY GARCIA**...*RESIDENTIAL*

2016 W CHAPMAN AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

201 **SPIC 'N SPAN CLEANERS**...*CLEANERS*
204 **COUNTRY ROADS ANTIQUES**...*ANTIQUES-DEALERS*
204 **ITALIAN CONNECTION IMPORTS**...*FURNITURE-DEALERS-WHOLESALE*
207 **ATM**...*AUTOMATED TELLER MACHINES*
207 **PAUL'S COCKTAILS**...*COCKTAIL LOUNGES*
223 **DISTRICT LOUNGE**...*COCKTAIL LOUNGES*
223 **YELLOW CAB**...*TAXICABS & TRANSPORTATION SERVICE*
234 **WAHOO'S FISH TACO**...*FULL-SERVICE RESTAURANTS*
237 **HOFFMAN RADIATOR SVC**...*AUTOMOBILE REPAIRING & SERVICE*
237 **HOFFMAN RADIATOR SVC**...*AUTOMOBILE RADIATOR REPAIRING*
238 **BESTMERCHANTRATES.COM**...*ADVERTISING-COMPUTER*
238 **LINX**...*PROCESS, PHYSICAL DISTR/LOGISTICS CONSULTING SVCS*
238 **LINX**...*BUSINESS MANAGEMENT CONSULTANTS*
240 **PLAZA BIBLE CHURCH**...*CHURCHES*
308 **SAM'S BAIL BONDS**...*BONDS-BAIL*
308 **THERON GARAGE DOORS & GATES**...*DOORS-GARAGE*
308 **US POST OFFICE**...*POST OFFICES*
319 **OMEGA BUGAR**...*RESTAURANTS*
324 **SNOW'S FOREIGN CAR SVC**...*AUTOMOBILE REPAIRING & SERVICE*
324 **SNOW'S FOREIGN CAR SVC**...*ENGINES-REBUILDING & EXCHANGING*
335 **BLACK'S FURNITURE**...*UPHOLSTERERS*
335 **BLACK'S FURNITURE**...*FURNITURE-DEALERS-RETAIL*
390 **COX COMMUNICATIONS**...*INTERNET SERVICE*
396 **ORANGE PAINT STORE**...*PAINT-RETAIL*
396 **PIZZA HUT**...*RESTAURANTS*
396 **PIZZA HUT**...*PIZZA*

2012 N LEMON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

121 **TACO ADOBE**...*HOUSE CLEANING*
135 **FCE AUTO & AIR CONDITIONING**...*AUTOMOBILE REPAIRING & SERVICE*
135 **FU-CHUNG ENTERPRISES CO**...*AUTOMOBILE REPAIRING & SERVICE*
145 **CREATIVE CAKES**...*WEDDING SUPPLIES & SERVICES*
145 **DESIGNER SPECIALITY LINENS**...*LINENS-RETAIL*
145 **JEN K FLORAL DESIGNS**...*FLORISTS-RETAIL*
145 **REGAL FLOWERS**...*FLORISTS-RETAIL*

2012 W CHAPMAN AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

201 **SPIC 'N SPAN CLEANERS**...*CLEANERS*
204 **COUNTRY ROADS ANTIQUES**...*ANTIQUES-DEALERS*
207 **PAUL'S COCKTAILS**...*COCKTAIL LOUNGES*
223 **DISTRICT LOUNGE**...*COCKTAIL LOUNGES*
223 **YELLOW CAB**...*TAXICABS & TRANSPORTATION SERVICE*
237 **HOFFMAN RADIATOR SVC**...*AUTOMOBILE RADIATOR REPAIRING*
240 **PLAZA BIBLE CHURCH**...*CHURCHES*
308 **US POST OFFICE**...*POST OFFICES*
319 **OMEGA DRIVE-IN**...*RESTAURANTS*
324 **SNOW'S FOREIGN CAR SVC**...*ENGINES-REBUILDING & EXCHANGING*
335 **BLACK'S FURNITURE**...*FURNITURE-DEALERS-RETAIL*
335 **DAVID BLACK**...*RESIDENTIAL*
396 **ORANGE PAINT STORE**...*PAINT-RETAIL*
396 **PIZZA HUT**...*PIZZA*

2008 N LEMON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

2 **WILLIAM BARSTOW**...*RESIDENTIAL*
121 **COSTA AZUL RESTAURANT**...*MAID & BUTLER SERV*
135 **FCE AUTO & AIR CONDITIONING**...*GENERAL AUTO REPAIR*
135 **FCE AUTO & AIR CONDITIONING**...*AUTOMOBILE REPAIRING & SERVICE*
135 **FU-CHUNG ENTERPRISES CO**...*GENERAL AUTO REPAIR*
145 **CREATIVE CAKES**...*WEDDING SUPP/SERV*
145 **REGAL FLOWERS**...*FLORISTS*
145 **REGAL FLOWERS**...*FLORISTS-RETAIL*
149 **LARRY KOLBERG**...*RESIDENTIAL*

2008 W CHAPMAN AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

204 **COUNTRY ROADS ANTIQUES**...*ANTIQUES*
204 **COUNTRY ROADS ANTIQUES**...*ANTIQUES-DEALERS*
204 **JOHNNYE MERLE GARDENS**...*LANDSCAPE CONTRACTORS*
207 **PANHUBER A CALIFORNIA LTD PART**...*UNCLASSIFIED*
207 **PAULS COCKTAILS**...*DRINKING PLACES*
223 **DISTRICT LOUNGE**...*DRINKING PLACES*
226 **EX-MORMONS FOR JESUS**...*RELIGIOUS ORGANIZ*
226 **EX-MORMONS FOR JESUS**...*RELIGIOUS ORGANIZATIONS*
226 **WYCE GHIACY**...*RESIDENTIAL*
237 **HOFFMAN RADIATOR SERVICE**...*AUTOMOTIVE REPAIR WHOL AUTO PARTS/SUPPLIES WHOL USED AU*
237 **HOFFMAN RADIATOR SVC**...*AUTO REPAIR NEC*
237 **PLAZA MUFFLERS**...*AUTO EXHAUST SYS RP*
240 **PLAZA BIBLE CHURCH**...*RELIGIOUS ORGANIZ*
308 **US POST OFFICE**...*US POSTAL SERVICE*
324 **SNOWS FOREIGN CAR SVC**...*ENGINE REPAIR*
335 **BLACKS FURNITURE**...*FURNITURE-DEALERS-RETAIL*
335 **BLACKS FURNITURE**...*FURNITURE STORES*
396 **24 HOUR EMERGENCY LOCKSMITH**...*LOCK AND KEY SERVICES*
396 **ORANGE PAINT STORE**...*PAINT,PAINTING SUPPS*
396 **PIZZA HUT**...*QUICK SERV PIZZA PARLOR*

2003 N LEMON ST

SOURCE: DIGITAL BUSINESS DIRECTORY

121 **CLEMENTE MARISCOS**...*RESIDENTIAL*
121 **MARISCOS CLEMENTE**...*STEAK AND BARBECUE RESTAURANTS*
135 **FCE AUTO & AIR CONDITIONING**...*ENGINE REPAIR*
135 **FU-CHUNG ENTERPRISES CO**...*ENGINE REPAIR*
135 **MACHAN STEEL FURNITURE CO LTD**
145 **CREATIVE CAKES**...*BEVERAGE SERVICES, DIRECT SALES*
145 **OFFICE SOURCE**

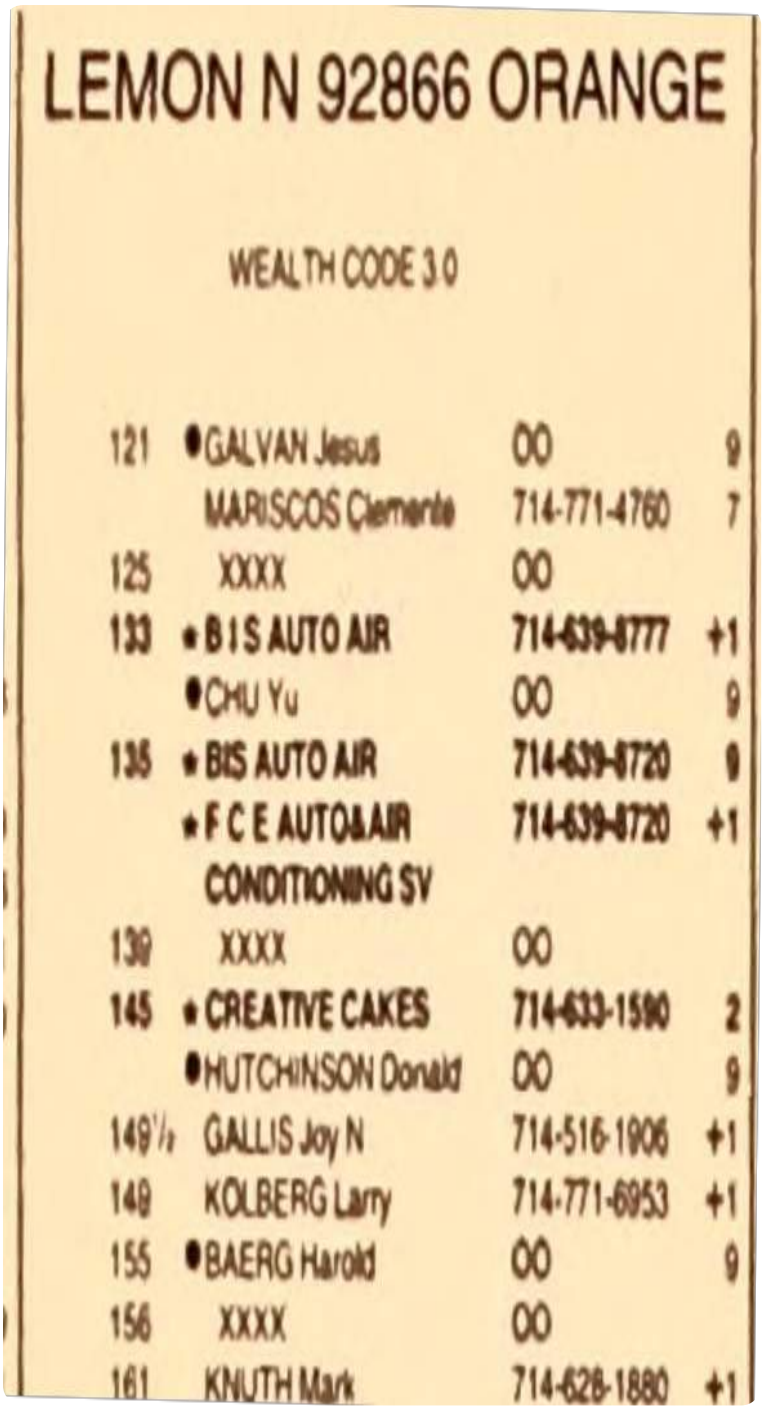
2003 W CHAPMAN AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

201 **SPIC 'N SPAN CLEANERS**...*LAUNDRY AND DRYCLEANER AGENTS*
204 **COUNTRY ROADS ANTIQUES**...*ANTIQUES*
207 **PAUL'S COCKTAILS**
223 **LOS VACITOS CAFE**
226 **ARCHIE FORD**...*RESIDENTIAL*
226 **EX-MORMONS FOR JESUS**
237 **HOFFMAN RADIATOR SVC**...*FRAME AND FRONT END REPAIR SERVICES*
237 **PLAZA MUFFLERS**
240 **ORANGE FOURSQAURE CHURCH**
308 **US POST OFFICE**
319 **OMEGA DRIVE-IN**...*STEAK AND BARBECUE RESTAURANTS*
324 **SNOW'S FOREIGN CAR SVC**...*ENGINE REPAIR*
335 **BLACK'S FURNITURE**
396 **BOXING 2000**...*PERSONAL DOCUMENT AND INFORMATION SERVICES*
396 **PIZZA HUT**...*STEAK AND BARBECUE RESTAURANTS*

2001 N LEMON ST

SOURCE: HAINES



LEMON N 92866 ORANGE

WEALTH CODE 3.0

121	•GALVAN Jesus	OO	9
	MARISCOS Clemente	714-771-4760	7
125	XXXX	OO	
133	• B I S AUTO AIR	714-639-8777	+1
	•CHU Yu	OO	9
135	• BIS AUTO AIR	714-639-8720	9
	• F C E AUTO & AIR CONDITIONING SV	714-639-8720	+1
139	XXXX	OO	
145	• CREATIVE CAKES	714-633-1590	2
	•HUTCHINSON Donald	OO	9
149½	GALLIS Joy N	714-516-1906	+1
149	KOLBERG Larry	714-771-6953	+1
155	•BAERG Harold	OO	9
156	XXXX	OO	
161	KNUTH Mark	714-628-1880	+1

2001 W CHAPMAN AVE

SOURCE: HAINES

CHAPMAN AV W 92806 ANAHEIM

421	• WEST CO TIRE & AUTOMOTIVE INC	714-750-6333	
507	• AROUND THE CLOCK PRTCTVE FRCE	714-750-6672	9
513	• VIDEO LOTUS	714-971-3426	
519	• TIC PHOTO LAB	714-750-3000	0
521	• PIZZA HUT DELIVERY	714-740-2300	6
523	• PREMIUM TICKETS	714-750-0431	7
527	XXXX	OO	
531	LACASA Garcia	714-740-1108	+1
575	• WAH SING CMMRCL MBL OFC & TRLR	714-740-1888	3
	• WAH SING RESTAURANT	714-740-1888	3

• 8 BUS 2 RES 1 NEW

CHAPMAN AV W 92832 FULLERTON

129	• MILLERS AUTOMOTIVE	714-526-6629	
	• MILLERS R V SERVICE	714-526-6629	
	• SMOG CHECK STA	714-526-6629	
133	• AA ALCOHOLICS ANONYMOUS	714-773-4357	9
	• ALCOHOLICOS GRUPO	714-879-3625	
	• ALCOHOLICS ANONYMOUS	714-773-4357	
	• GOODMAN HYPNOTHRPY	714-870-7323	
	• J&J ACCOUNTING	714-871-6387	8
	• JANS HAIR HOUSE	714-447-1349	4
	• KUMON CENTER FUL	714-738-6222	4
	• SKIN CARE & FACE SPECIALIST	714-738-8686	+1
135	XXXX	OO	
137	• A CELL ABOVE	714-870-6181	3
	• DOUGH KAKE INDUSTRIAL SUPPLIES	714-526-1154	9
	• FULLERTON CHIROPRACTIC	714-525-5225	0
	• N-TEL COMMUNICATIONS	714-992-4800	+1
	• QUAM MICHELE E	714-525-5225	0
	• SPORTS MED ACUPUNCTURE CLINIC	714-870-9405	0
200	XXXX	OO	

ZIP CODE 92833 FULLERTON

WEALTH CODE 5.1

1201	•BROWN R	714-525-4246	6
1205	XXXX	OO	
1209	•FREMON J	OO	9
1213	•THORNTON Flo	OO	9
1301	•SCHOLEFIELD H V	714-525-3223	
1305	•DOUCETTE Norman	OO	9
1309	•SHERMAN C P	714-526-5470	
1313	•COOPER Gary	OO	7
1317	•SPENCER Angie	OO ⊕	7
1321	•LUSA Richard	OO	9
1325	•GRABAR Robert	OO	9
1329	•OROPEZA Arthur	OO	9
1700	HORNICK Kathy J	714-680-6360	0
	•OLIVA Arturo	OO	9
1704	•HOWARD Charles	OO	7
1708	•FAVELA Michael	OO	7
X	ELIZABETH WAY		
1712	•CONDON C	714-441-0177	7
X	DIANA PL N		
1716	•BARKER Richard	714-447-8743	0
X	DELPHINE PL		
1720	•KEITH Alan	OO	9
X	ADLENA DR N		
1906	XXXX	OO	
1910	•PERKINS Ed	714-870-1849	
	•PERKINS Judy	714-870-1849	
1911	SALAZAR Rosie P	714-680-0842	8
X	LOCUST DR N		
2000	DELACRUZ Frank	714-449-9790	+1
	GONZALES S	714-525-6578	0
2001	•RATZLAFF Stanley	OO	7
2010	ROED Hank A	714-441-0151	0
2020	BOYD Kelly	714-449-1198	+1
2030	•HERNANDEZ Simon	OO	9

• 17 BUS 31 RES 4 NEW

CHAPMAN AV W 92866 ORANGE

WEALTH CODE 3.0

X	PLAZA SQ		
100	• BOSTON CHIPYARD INC THE	714-547-0262	
	• HURWITZ MARK E ATTY	714-538-2391	
	• HURWITZ & HURWITZ ATTYS	714-538-2391	
105	• AMERICAN ROOTS	714-639-3424	9
109	• HAPPY TIME ANTQ & COLLECTIBLES	714-538-3844	8
110	•HURWITZ Mark	OO	9
118	•FRASER Patricia	OO	9
	• PLAZA BEVERAGE STR	714-538-5951	
	• RODS LIQUORS	714-538-5951	
	• RODS PLAZA BEVERAGE STORE	714-538-5951	
129	• BYBLOS CAFE MEDITERRANEAN CSNE	714-538-7180	
	•MILLER Ronald	OO	9
130	•SNOW Nelda	OO	+1
131	• DAISYS ANTIQUES	714-633-6475	
	• OLD TOWN ORG ANTQ DAISYS	714-633-6475	
133	• E X P SPORTS	714-639-9561	+1
X	OLIVE S		
201	• SPIC N SPAN CLEANER	714-538-3304	
204	• COUNTRY ROADS ANTQS	714-532-3041	4
	•JACKSON Susan	OO	9
207	• PAUL'S COCKTAILS	714-639-2480	+1
212	•KUHL Peter	OO	9
216	• COUNTRY ROADS ANTIQUES	714-516-9877	+1
221	•GALVAN Jesus	OO	9
222	XXXX	OO	
223	• LOS VACITOS CAFE	714-771-0170	
226	• EX MORMONS FOR JESUS	714-997-3498	0
	GHIACY Wyce	714-289-7603	0

CHAPMAN AV W 92866 CONT.

228	XXXX	OO	
237	• HOFFMAN RADIATOR SV	714-538-5514	
	• ORANGE PLAZA MUFFLR	714-639-6460	
	• PLAZA MUFFLERS	714-639-6460	
	•ROBLES Frank	OO	9
240	• ORANGE FOURSQ CHRCH	714-639-2420	
	• PLAZA BIBLE CHURCH	714-639-2420	
X	LEMON N		
308	XXXX	OO	
315	XXXX	OO	
319	• OMEGA DRIVE IN	714-532-2022	
	•TRAVIS William	OO	9
321	• JOHNSON GLENN R SCALE MODELS	714-538-9429	
324	• SNOWS FOREIGN CAR SERVICE	714-538-1868	
335	•BLACK Gabriel	OO	9
	• BLACKS FURNITURE	714-639-4023	
396	• BOXING 2000	714-771-0665	9
	•HAGEN Ernest	OO	9
	• PIZZA HUT DELIVERY	714-289-8000	6
X	CYPRESS N		
401	•ASCHIERIS J	714-744-6497	8
	• DENMAN & CO	714-639-8106	0
402	• C W MOSS FORD PARTS INC	714-639-3083	
403	• AMER BUS SALES	714-771-0364	+1
415	XXXX	OO	
420	XXXX	OO	
421	• GOODYEAR TIRE CNTR	714-750-6333	
424	•LOONEY Harold	OO	9

ZIP CODE 92868 ORANGE

WEALTH CODE 4.1

501	XXXX	OO	
503	• LAUNDERLAND BUILDING	714-750-4285	
504			
	• AUTO UPHOLSTERY	714-997-0370	2
	• DSC ENVIRONMENTAL INC	714-997-9187	0
	• FINE INTERIOR	714-771-2885	0
	• FINESCALE CO	714-538-2435	
	• GRAY ENGINEERNG LAB	714-997-4151	
	• J&J WOOD REFINISHING	714-532-2800	3
	• OCB REPROGRAPHICS INC	714-532-4852	8
	• OCB REPROGRAPHICS INC	714-532-5136	8
	• PB WOODWORKS	714-771-9053	8
	• STONEMAN MACHINING SERVICES	714-633-6192	0
	• TWINS CUSTOM CONCEPT	714-744-3769	+1
	• WOOD WORKERS THE	714-538-8260	
504			
507	• LETS PARTY WEDDING & PARTY DEPOT	714-750-6163	8
509	• LORDS CLEANERS & LAUNDRY	714-750-5673	
510	GREUBEL J P	714-771-6660	7
511	MATIN Amr Houshang	714-750-7721	2
515	• YOGIS AMUSEMENT CTR	714-750-6845	
519	XXXX	OO	
521	XXXX	OO	
523	• WHITE FRONT PHAR	714-750-5851	
525	XXXX	OO	
527	XXXX	OO	
528	• VANESA'S BEAUTY SALON	714-532-5824	0
531	• CASA GARCIA	714-740-1108	
535	CARTWRIGHT Thomas M	714-288-9381	0
	GRIFFITH Michael	714-997-3041	+1
536	•MILES Charles	OO	0
540	• OSTIONERIA SIETE MARES	714-633-3341	4
541	• CARPET CIRCLE	714-771-6722	
	•MESKIN Mortaza	OO	9
575	XXXX	OO	
X	PIXLEY S		
604	•GIANNETAKIS E	OO	9
	• LAS AMERICAS BAKERY	714-771-5827	0
605	•AMORIOSO Orlando	OO	9
	• SERENITY INFANT CARE HOME	714-633-6390	0
606	XXXX	OO	
611	•HICKMAN Danny	OO	9
	• TREASURES FROM PAST	714-997-9702	3
616	PAWLICKI Michael	714-771-4942	0
619	WITTE-Metzner Joy J	714-538-8360	+1
620	XXXX	OO	
623	• E Z E AUTO BROKERS INC	714-532-3299	+1
624	• AUDREY VON FLOTOW CHIRO HLTH	714-744-1171	
	• STARR BRUCE A DR	714-538-6516	
	•STARR Mary	OO	9
	• VON FLOTOW AUDREY CHIRPRCTR	714-744-1171	9
	• WESTSIDE CHIROPRACTIC	714-744-1171	7
632	•COAD William	OO	9
642	•COAD William	OO	9
	• INSURANCE SERVICES INTERNATL	714-835-1611	+1
	• ROBERTS AFFORDABLE ANTIQUES	714-744-6050	0
	• ROBERTS PROTECTION & INVSTGN	714-771-1518	0
	• WHIMSICAL COLLECTIONS	714-538-5499	9
X	PARKER S		
700	•MITCHELL Harry	OO	7
	• MITCHELLS AUTO REPAIR SVC	714-532-5904	0
	• TEXACO MITCHELL'S AUTO SVC	714-532-5900	0
	• U-HAUL CO INDEPENDENT DEALERS	714-532-5718	+1
705	•CHANG John	OO	9
	• JOHNS AUTO SERVICES	714-771-2434	
711	•MIYAJI Harry	714-771-5332	0
713	XXXX	OO	
716	•IWASA Colin	OO	9
722	• LAS TAX SERVICE	714-639-4478	
	• MILES C REALTY CO	714-538-3586	
	•MILES Chales	OO	0

LEMON N 92666
ORANGE

WEALTH CODE 3 0

121	*OLD ORANGE DELI	771-4760
125	XXXX	00
135	*RAYMONDS WHL ALGNMN	639-8720
139	XXXX	00
145	*CREATIVE CAKES	633-1590
155	AZZE Omar	288-1090
156	XXXX	00
161	XXXX	00

CHAPMAN AV E 92670 CONT

	WHISLER Bert	524-1074
	WILLIAMS Mildred L	996-4434 9
230		
281	XXXX	00
301	XXXX	00
307	HUYNH Diem B	577-8123 +6
313	XXXX	00
319	XXXX	00
325	ASHBY Sherri	996-7275 +6
331	XXXX	00
337	BIGLER Richard	524-3112 4
	*HOSHINO Saburo	528-3093 1
	*HOSHINO Saburo	579-3668 4
343	MARU Sanjay	993-1466 1
349	*SPAVISION	961-6065 +6
377	*FLORISTS INSURANCE	524-9365 5
	*HOSPICE CARE OF CA	577-9656 +6
	*HOSPITAL CHAPLAINS	572-3626 +6
	*MENTAL HLTH CHLDRN	577-5400 +6
	*ORG CO HLTH CHLD SV	577-5400 +6
	*REHAB PLUS	961-6288 5
	*WESTLAKE PLASTICS	961-1267 5
401	BUILDING	
	*PLAC CTY ADM ADMINR	993-8117
	*PLAC CTY ADM CLERK	993-8231
	*PLAC CTY ADM MAYOR	528-0722 2
	*PLAC CTY ADM PRSNNL	993-8141
	*PLAC CTY DVLP BLDG	993-8127
	*PLAC CTY DVLP PLNNG	993-8124
	*PLAC CTY FIRE PRVTN	744-0400 9
	*PLAC CTY FNC DIR	993-8237
	*PLAC CTY FNC LCNS	993-8230
	*PLAC CTY FNC PRCHSG	993-8134
	*PLAC CTY POL ADMIN	993-8154
	*PLAC CTY POL CRIME	993-8225
	*PLAC CTY POL DETCTV	993-8146
	*PLAC CTY POL INF	993-8164
	*PLAC CTY POL RECRDS	993-8161
	*PLAC CTY POL TRAFFC	993-8157
	*PLAC CTY POL TRAFFC	993-8111 5
	*PLAC CTY POL YTH SV	993-8255
	*PLAC CTY REC ADMIN	993-8184
	*PLAC CTY REC PROG	993-8232
	*PLAC CTY WRKS ADMIN	993-8245 9
	*PLAC CTY WRKS ENGRG	993-8131 9
401		
411	*LITERACY VOL	524-8408
	*PLAC CTY LIBRARY	528-1906
NO #	*EASTSIDE HAIR CO	532-2633 5
	* 44 BUS 91 RES	44 NEW

CHAPMAN AV W (89) 92806 ANAHEIM

513	*VIDEO LOTUS	971-3426 1
519	XXXX	00
521	*PIZZA HUT DELIVERY	740-2300 +6
527	XXXX	00
531	CASA Garcia	740-1108 9
575	*WAH SING RESTAURANT	740-1888 3
	* 3 BUS 3 RES	1 NEW

CHAPMAN AV W 92632 FULLERTON

WEALTH CODE 1 0

129	*MILLERS AUTOMOTIVE	526-6629
	*MILLERS R V SERVICE	526-6629
	*SMOG CHECK STATION	526-6629 7
133	*A A ALCOHLCS ANNYMS	773-4357
	*ALCOHOLICOS GRUPO	879-3625 9
	*ALCOHOLICS ANONYMS	773-4357
	*DUDAS PAT	526-0297 8
	*FLAIR TAX&BKKPG SRV	526-0297 7
	*GOODMAN HYPNOTHRPY	870-7323
	*JANS HAIR HOUSE	447-1349 4
	*KUMON CENTER FUL	738-6222 4
	*R I FLYING CLUB INC	773-5070 7
	*THORNTON MARY MFCC	526-4463 4
	*TOBIAS DESIGN	871-9666
135	XXXX	00
137	*A CELL ABOVE	870-6161 3
	*CHAFFEY STEVEN P DC	871-2225 5
	*FULLRTN CHIRO HLTH	773-0733 +6
	*GALLAGHER TAMARA DC	773-0733 7
	*KNOTT REALTY	871-6200 +6
	*RENFRO ROBERT S DC	879-3025 5
	*STURM EDW W ATTY	871-3510 +6
	*SUNSHINE ADVRTSG	525-0836 +6
	*WOLFE TERRI V DC	773-0733
200	XXXX	00

ZIP CODE 92633

WEALTH CODE 5.0

1201	*BROWN R	525-4577
	BROWN R	525-4246 +6
1205	XXXX	00
1301	SCHOLEFIELD H V	525-3223
1309	*SHERMAN C P	526-5470
1329	XXXX	00
1906	XXXX	00
1910	PERKINS Ed	870-1849
	PERKINS Judy	870-1849
2000	XXXX	00
2010	ADAMS M C	879-2647
2020	XXXX	00
2030	XXXX	00
	* 23 BUS 15 RES	5 NEW

CHAPMAN AV W 92666 ORANGE

WEALTH CODE 2.5

100	*BOSTON CHIPYARD INC	547-0262
	*HURWITZ MARK E ATTY	538-2391
	*HURWITZ&HURWITZ	538-2391
105	*AMER ROOTS	639-3424 2
109	*VIGNALE ANTIQUES	744-5231 0
118	*PLAZA BEVERAGE STR	538-5951
	*RODS LIQUORS	538-5951
	*RODS PLZ BEVERGE ST	538-5951
129	*BYBLOS GRCRY&SNDWCH	538-7180
131	*DAISYS ANTIQUES	633-6475
	*OLD TOWN ORANGE ATQ	633-6475 1
133	*HOT SKATES	639-9561 +6
201	*SPIC N SPAN CLEANER	538-3304 1
204	*COUNTRY ROADS ANTQS	532-3041 4
212	XXXX	00
222	XXXX	00
223	*LOS VACITOS CAFE	771-0170
226	*EX MORMONS JESUS	997-3498 8
	FORD Archie	997-2385
228	XXXX	00
237	*HOFFMAN RADIATOR SV	538-5514
	*ORANGE PLAZA MUFFLR	639-6460 0
	*PLAZA MUFFLERS	639-6460 8
240	*ORANGE FOURSQ CHRCH	639-2420
	*PLAZA BIBLE CHURCH	639-2420
308	*US POSTL SV SUB STA	744-1645 9

CHAPMAN AV W 92666 CONT

315	XXXX	00
319	*OMEGA DRIVE IN	532-2022
321	*JOHNSON G R MODELS	538-9429
324	*SNOWS FRGN CAR SERV	538-1868 0
335	*BLACKS FURNITURE	639-4023
396	*CLASSIC WDCRFT SPLY	532-4677 4
	*PIZZA HUT DELIVERY	289-8000 +6
401	*CA CUSTOM ROADSTERS	771-0550
402	*C W MOSS ANTQ FORD	639-3083 1
403	*SIGNAL LSNG&SALES	639-7776 +6
415	XXXX	00
420	XXXX	00
421	*GOODYEAR TIRE CNTR	750-6333
	*WEST CO TIRE ATMTV	750-6333
424	*CAR SHOP	771-6432 +6
	*TRUCK SHOP	771-7871 7

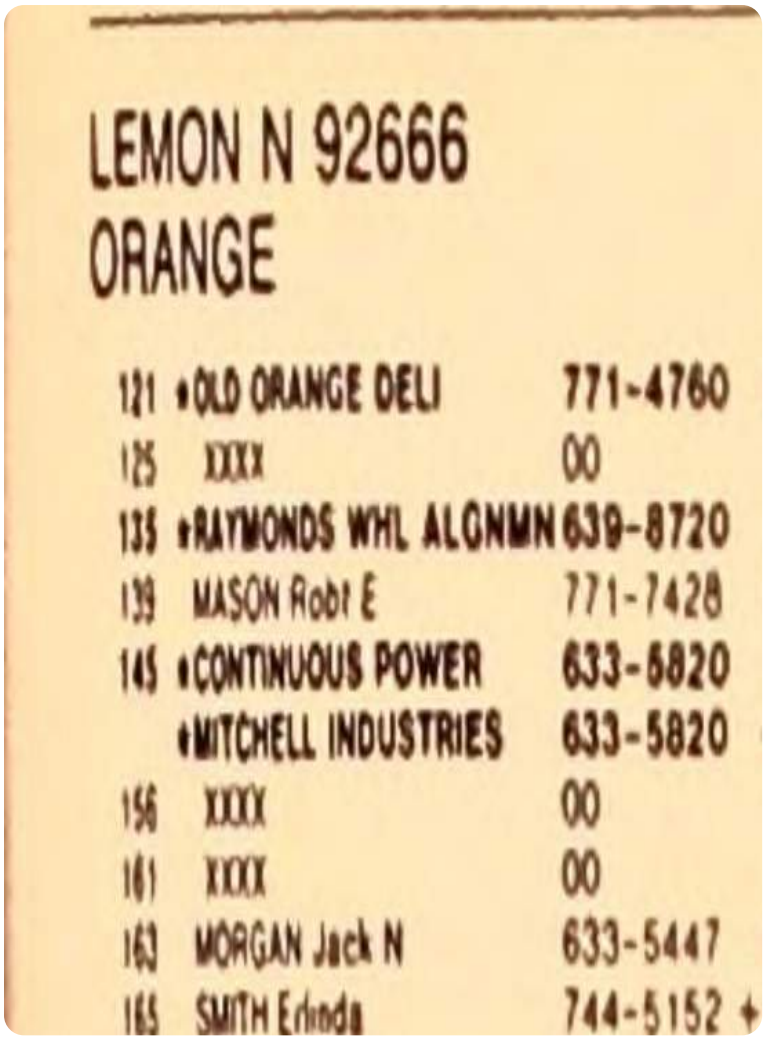
ZIP CODE 92668

WEALTH CODE 4 9

501	XXXX	00
503	*LAUNDERLAND	750-4265
504	BUILDING	
	*AUTO UPHOLSTERY	997-0370 2
	*FINESCALE CO	538-2435
	*GRAY ENGINEERNG LAB	997-4151
	*HIGHTOWER WOODWARD	639-1276 0
	*J&J WOOD REFINISHNG	532-2800 3
	*KENO TRANSMISSIONS	538-5180 5
	*LAKES AUTO SHOP	639-2916 4
	*O C B REPROGRAPHICS	532-4852
	*ORANGE CO AIKI KAI	997-4861 8
	*P B WOODWORKS	771-9053 2
	*SCULPTURE MNG SYSTS	744-4480 4
	*SHOOK BIM	538-7307 1
	*WOOD WORKERS THE	538-8260
504		
507	XXXX	00
509	*LORDS CLNRS&LUNDRY	750-5673
510	XXXX	00
511	MATIN Amir Houshang	750-7721 2
515	*YOGIS AMUSEMENT CTR	750-6845
519	XXXX	00
521	XXXX	00
523	*WHITE FRONT PHAR	750-5851
525	XXXX	00
527	XXXX	00
528	*JOSEPHINES HR DSGN	532-5824 5
	*ZOLA INTL HAIR CARE	288-1346 +6
531	LACASA Garcia	740-1108
535	XXXX	00
536	XXXX	00
540	OSTIONERIA Siete M	633-3341 4
541	*CARPET CIRCLE	771-6722
	*CIRCLE CARPET	771-6722
	*DRAPERY CIRCLE	771-6722 0
575	XXXX	00
604	*PANADERIA J BAKERY	288-9478 5
605	*OUR HOUSE	639-1813 3
606	XXXX	00
611	*TREASURES FROM PAST	997-9702 3
616	XXXX	00
620	XXXX	00
621	XXXX	00
623	*E Z E AUTO BROKERS	532-3299 1
624	*A&B CHIROPRACTIC	744-1171
	*AUDREY VON FLOTOW	744-1171
	*STARR BRUCE A DR	538-6516
	*VONFLOTOW AUDREY	744-1171 1
642	*AMER TRUCK RACK	633-1515 4
	*LIQUID LINES	639-0975 +6
	*SIR SPEEDY PRINTING	288-1148 4
700	*NYMAN AUTOMOTIVE	771-2186 +6
705	*JOHNS AUTO SERVICES	771-2434 0
713	XXXX	00
722	*LAS TAX SERVICE	639-4478
	*MAR VISTA EXTRMNTRS	997-7504 2
	*MILES C RLTY CO	538-3586
	*TRISTAR COMPANY	639-1444 +6
723	*AMERITEL CMNCTN	744-0200 9
	*DIGITAL VOICE	744-4544 9
727	LAMUN Elsie M Mrs	538-4441
730	*TRISTAR AUTO SALES	633-9000 5
	*TRISTAR COMPANY	633-9000
737	XXXX	00
740	XXXX	00
745	*CESENA JAMES ATTY	771-3005
	*CESENA&LEE	771-3005
	*CESENA&LEE ATTYS	744-3333 5
	*LEE GREGORY A ATTY	771-3005 7
807	*SCHNEIDER MOTORS	997-4141
814	*21ST CENTURY COMICS	633-3440 3
818	*AAMES LOCK&SAFE	532-3318
820	XXXX	00
822	*TOWN BARBER SHOP	538-2885
824	XXXX	00
828	*RUSSS RADIATOR SERV	538-0081 7
	*TOMS RADIATOR SERV	532-6771
835	*ROYAL MARKET LIQUOR	538-1231
	*WESTRN UNION	538-1231 2
848	*F C E AUTOMOTIVE	538-2620
904	*TOP TUNE AUTO RPR	997-1577 3
905	XXXX	00
909	*DONUT STAR	771-2604 8
	*SEVEN 11 FOOD 13802	532-5921 3
921	XXXX	00
923	XXXX	00
925	XXXX	00
939	*TITAN AUTOMOTIVE	997-2311 7
	*TITAN TIRE	538-4043 7
940	*HGGINS FURNITURE	639-7903 +6
1005	*HEARING AID PLACE	634-2525 +6
	*HEARING AID SPECLST	538-3111 0
	*LIFESTYLE HRNG AID	634-2525 +6
	*ORANGE HEARING AIDS	538-3111 0
1010	*NATL EXPRESS FUNDNG	538-2627 2
	*SUNLAND FED CRDT UN	744-3614 0
1020	*AUTO&DIESEL SERV CO	538-5731
	*DIESEL ATMTV SERV	534-3735
1031	*A WHITE DOVE FLOWER	538-1351 8
	BUNGE Michele	538-8506 5
	*WHITE DOVE FLWR SHP	538-1351 8
1037	HAFER Robt P	536-2904
1040	*F&M AUTO SALES	639-1208 7
	*F&M AUTO SALES	639-7716 8
1100	XXXX	00
1103	XXXX	00
1107	*DYNAMIC MAINTENANCE	997-1730 +6
	*HAIR BENDERS	771-7767 1
	*JUST HAIR	997-1103 3
	*LOUGHREY NANCY CPA	639-2952 7
	*MEDICAL BILLING ASC	639-2952 8
	*MR MARTYS HAIR DSGN	633-3110 7
	*WEST CST MRTG INVST	997-9937 +6
1109	XXXX	00
1111	XXXX	00
1124	*A ABC APPLIANCE SV	771-4080 5
	*A B C APPL SERV	998-8690 5
	*A B C APPLNC SERV	553-0443 0
1137	*BISHOPS SNTRY MNTC	541-3931 3
	*BISHOPS SNTRY SPLS	538-2066
1138	*FARWEST AUTO RPR	639-8325 9
	*FARWEST TOWING	639-1984
	*FARWEST TOWING	639-4940 4
1201	XXXX	00
1209	*CHUCKS AUTO WHSL	532-2122 1
	*HARPER AUTO SALES	771-2620

1991 N LEMON ST

SOURCE: HAINES



LEMON N 92666
ORANGE

121	*OLD ORANGE DELI	771-4760
125	XXXX	00
135	*RAYMONDS WHL ALGNMN	639-8720
139	MASON Robt E	771-7428
145	*CONTINUOUS POWER	633-6820
	*MITCHELL INDUSTRIES	633-5820
156	XXXX	00
161	XXXX	00
163	MORGAN Jack N	633-5447
165	SMITH Erlinda	744-5152 +

1991 W CHAPMAN AVE

SOURCE: HAINES



	*OLD TOWN ORANGE ATO	633-6475 +1
133	*HOT SKATE	639-0261
	*HOT SKATE	532-3867 9
201	*SPIC N SPAN CLEANER	538-3304 +1
204	*EXCLUSIVE ANTIQUES	744-5861 +1
212	*C&S MATTRESS FCTRY	744-9679 +1
216	*O C TAE KWON DO CTR	633-4696 +1
222	XXXX	00
223	*LOS VACITOS	538-9956
	*LOS VACITOS CAFE	771-0170
226	*EX MORMONS JESUS	997-3498 8
	FORD Archie	997-2385 4
228	XXXX	00
237	*HOFFMAN RADIATOR SV	538-5514
	*ORANGE PLZ MUFFLERS	639-6460 0
	*PLAZA MUFFLERS	639-6460 8
240	*ORANGE FOURSQ CHRCH	639-2420 3
	*PLAZA BIBLE CHURCH	639-2420 4
308	*US POSTL SV SUB STA	744-1645 9
315	XXXX	00
319	*OMEGA DRIVE IN	532-2022
321	*JOHNSON G ARCH MDLS	583-9429 0
	*JOHNSON G SCLE MDLS	538-9429
324	*SNOWS FRGN CAR SERV	538-1868 0
335	*BLACKS FURNITURE	639-4023
396	*HAGEN SERV STN	538-2812
	*MOBIL SV STA DEALER	538-2812
401	*CA CUSTOM ROADSTERS	771-0550
402	*C W MOSS ANTQ FORD	639-3083 +1

1986 N LEMON ST

SOURCE: HAINES

LEMON N 92666 ORAN

121	OLD ORAGNE DELI	771
125	XXXX	00
135	RAYMONDS WHL ALGNMN	639
139	MASON ROBT E	771
145	CONTINUOUS POWER	633
	YOSSI PHOTO LAB	997
149	KEGG DANNIE V	633
151	XXXX	00
155½	BORDERS STEVE	997
161	MANN CHRIS	771

1986 W CHAPMAN AVE

SOURCE: HAINES

133	HOT SKATE	639-0261	1
201	SPIC N SPAN CLNRS	538-3304	7
204	EXCLUSIVE FURNSHNGS	771-5860	2
	ITALIAN CNNCTN IMPR	771-5862	3
207	PAULS	538-9017	
216	CARPET CIRCLE	771-6722	
	CIRCLE CARPET	771-6722	
	DRAPERY CIRCLE	771-6722	4
222	XXXX	00	
223	LOS VACITOS	538-9956	
	LOS VACITOS CAFE	771-0170	0
226	FORD ARCHIE	997-2385	4
	PLAZA INN	538-9127	0
228	XXXX	00	
230	FOURSQUARE CHURCHES	532-6721	2
237	HOFFMAN RADIATOR SV	538-5514	
	ORANGE PLZ MUFFLER	639-6460	9
240	ORANGE FOURSQ CHRCH	639-2420	3
	PLAZA BIBLE CHURCH	639-2420	4
315	XXXX	00	
319	OMEGA DRIVE IN	532-2022	
321	JOHNSON GLENN ARCHT	538-9429	0
324	SNOWS FORGN CAR SRV	538-1868	
336	BLACKS FURNITURE	639-4023	
396	HAGEN SERV STN	538-2812	
	MOBIL SV STN DLRS	538-2812	
401	CA CUSTOM ROADSTERS	771-0550	9

1981 N LEMON ST

SOURCE: HAINES

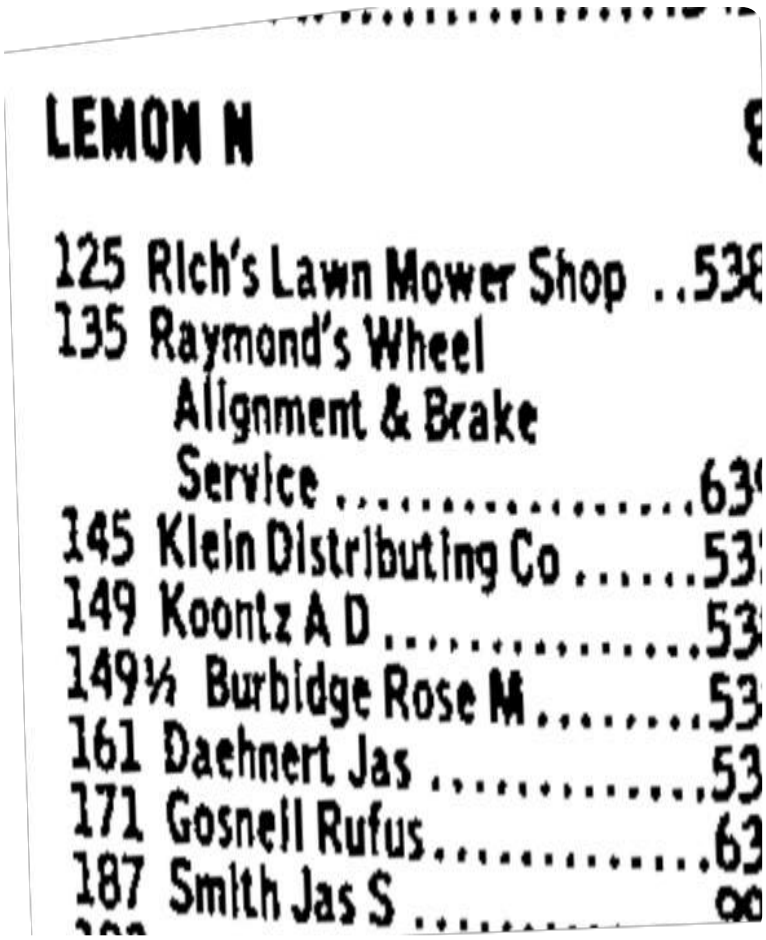
LEMON N 92666 ORANGE

121	PEREZ MARKET	633-916
135	RAYMONDS WHL ALGNMN	639-872
145	CONTINUOUS POWER	633-582
149	COLE K L	771-165
	MICHEL CATHLEEN	997-809
151	XXXX	00
155	JENERSON D	771-341
161	MECHLING BOB	538-922
163	TUNDO STEVE	771-350

1981 W CHAPMAN AVE

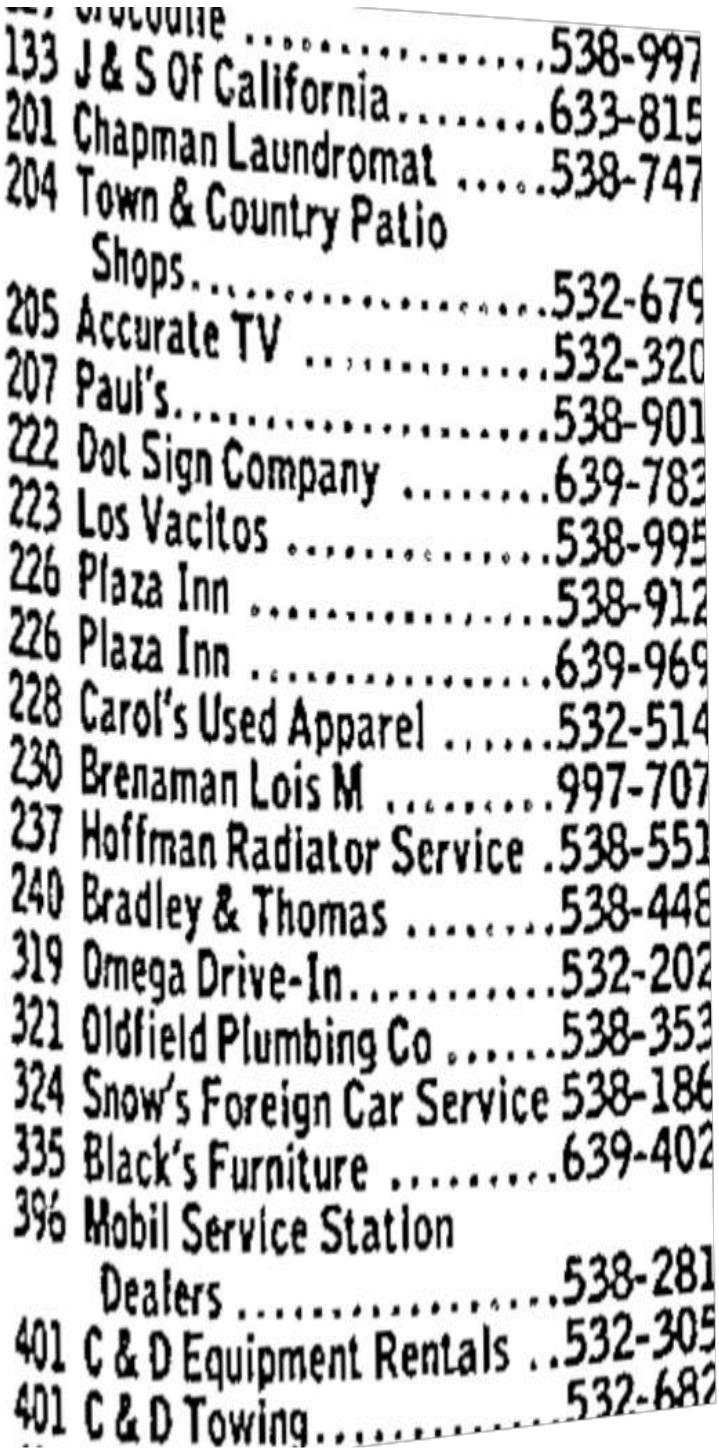
SOURCE: HAINES

131	DAISYS ANTIQUES	633-6475
133	HOT SKATE	639-0261 +1
201	SPIC N SPAN CLNRS	538-3304 7
204	VILLAGE PATIO SHOPS	532-6791 (
207	PAULS	538-9017
211	XXXX	00
212	XXXX	00
222	THE BEGINNING END	639-0385 (
223	LOS VACITOS	538-9956 6
	LOS VACITOS CAFE	771-0170 (
226	PLAZA INN	538-9127 (
	PLAZA INN	639-9691 (
	SCOTT JAS	639-6105 (
	WILSON LARRY	639-6105 (
	WRIGHT LAWRENCE G	538-1043 +1
230	FOURSQUARE CHURCHES	532-6721 +1
237	HOFFMAN RADIATOR SV	538-5514
	ORANGE PLZ MUFFLER	639-6460 9
240	XXXX	00
315	XXXX	00
319	OMEGA DRIVE IN	532-2022 4
321	JOHNSON GLENN ARCHT	538-9429 (
324	SNOWS FORGN CAR SRV	538-1868 3
335	BLACKS FURNITURE	639-4023 2
396	HAGEN SERV STN	538-2812
	MOBIL SERV ORANGE	538-2812
401	CALIF CUSTOM ROADST	771-0550 9
402	VINTAGE AUTO PARTS	538-1139 3
420	STAGE ONE GALLERY	



LEMON N

125 Rich's Lawn Mower Shop ..53
135 Raymond's Wheel Alignment & Brake Service 63
145 Klein Distributing Co 53
149 Koontz A D 53
149½ Burbidge Rose M 53
161 Daehnert Jas 53
171 Gosnell Rufus 63
187 Smith Jas S .....



Crocodile 538-997
133 J & S Of California 633-815
201 Chapman Laundromat 538-747
204 Town & Country Patio Shops 532-679
205 Accurate TV 532-320
207 Paul's 538-901
222 Dot Sign Company 639-783
223 Los Vacitos 538-995
226 Plaza Inn 538-912
226 Plaza Inn 639-969
228 Carol's Used Apparel 532-514
230 Brenaman Lois M 997-707
237 Hoffman Radiator Service .538-551
240 Bradley & Thomas 538-448
319 Omega Drive-In 532-202
321 Oldfield Plumbing Co 538-353
324 Snow's Foreign Car Service 538-186
335 Black's Furniture 639-402
396 Mobil Service Station Dealers 538-281
401 C & D Equipment Rentals ..532-305
401 C & D Towing 532-682

LEMON N 9

125 Rich's Lawn Mower Shop 538
135 Raymond's Wheel Alignment & Brake 639
145 Sports 100 Billiard Supplies File As 639
149 Koontz A D 538
149½ Burbidge Rose M 538
151 Nordseth R E Mrs 633
155 Williams Danny L 639
171 Gosnell Rufus

129 Psynetics Thrift Shop 538-138
133 Ohmer Barbara & Associates ..633-815
201 Chapman Laundromat 538-747
204 Bob's Furniture Auction 538-114
205 Leo's Fix-It Shop 532-445
207 Paul's 538-901
211 Accurate Tv 532-320
212 Ville Nel Mondo 532-917
216 Salvation Army The 532-223
222 Leavitt M C Sign Company ...639-783
223 Los Vaciltos 639-006
226 Simons Gladys 538-532
226 Orange Hotel 538-912
228 Raven The 639-299
237 Hoffman Radiator Service ...538-551
240 Bradley & Thos 538-448
315 Ed's Chill Palace 633-590
321 Oldfield Plumbing 538-353
324 Orange County Lumber Co Inc 538-115
335 Black's Furniture 639-402
396 Mobil Service Stn Dlrs 538-281
401 Auto & Boat Upholstery 538-671
401 Speed & Marine Associates

1964 N LEMON ST

SOURCE: PACIFIC TELEPHONE

LEMON ST NO

121	LEOS	5
124	YELLOW CAB CO	5
124	YELLOW CAB CO	5
125	MEYERS LAWN MOWER SHP	5
135	COAST CABINET	5
149	KOONTZ A D	5
161	BERRY S	5
163	MURKIN G H	5
187	VERNON MARTHA	5

1964 W CHAPMAN AVE

SOURCE: PACIFIC TELEPHONE

118	PLAZA BEVERAGE	538-595
129	DAVIS V G	538-682
131	CALSTATE AGENCIES	532-652
201	CHAPMAN LAUNDROMAT	538-747
204	RELIABLE AIR CONDTNG	633-411
205	ALLIED TV SERVICE	538-200
207	PAULS	538-901
216	SALVATION ARMY	532-223
223	LOS VACITOS	538-990
226	BUILDING	
226	ORANGE HOTEL	538-912
230	PAYNES CAFE	532-915
237	ENCO PRODUCTS	538-191
237	HOFFMAN RADIATOR SERV	538-551
240	BRADLEY - THOMAS	538-448
308	U S POST OFFICE	633-638
315	TASTY SNACKS	538-041
321	OLDFIELD PLUMBING	538-353
324	ORG CO LUMBER CO	538-115
335	NATL FURN CENTER INC	532-161
396	MOBILE SERV STN DLRS	538-281
402	SELMAN CHEVROLET CO	543-654
402	SELMAN CHEVROLET	633-352
420	LACKE - MARTIN	538-404

1958 N LEMON ST

SOURCE: PACIFIC TELEPHONE

LEMON STREET NORTH

124	YELLOW CAB CO	KE
124	YELLOW CAB CO	KE
125	MEYERS LAWN MOWER SHP	KE
130	PAC ELECTRIC RAILWAY	KE
135	NOBLES REDWOOD FURN	KE
149	KOONTZ A D	KE
151	HOLLINGSWORTH V	KE
163	MURKIN G H	KE
187	VERNON MARTHA	KE

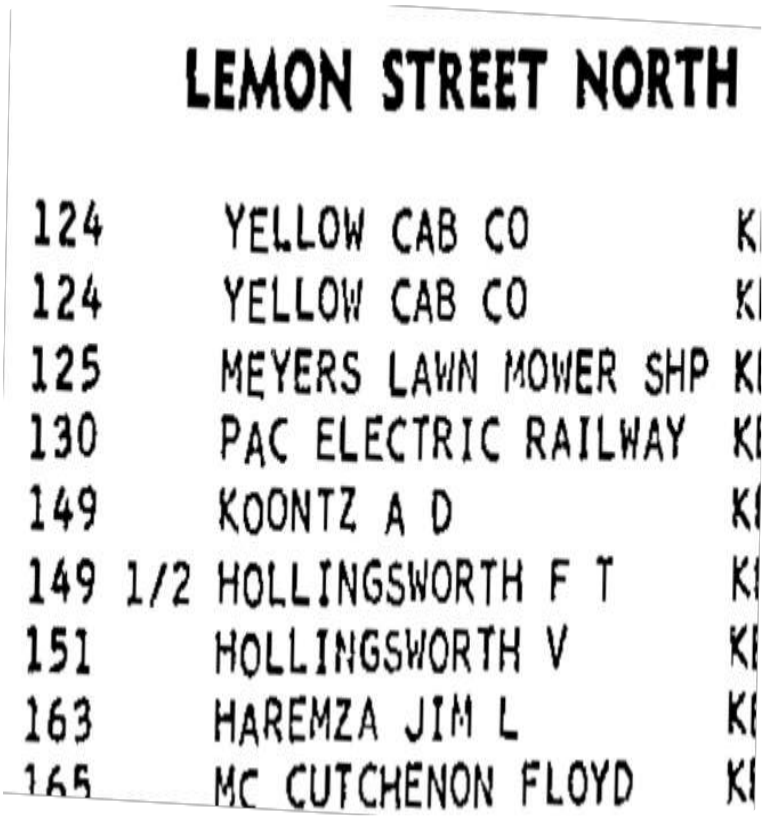
1958 W CHAPMAN AVE

SOURCE: PACIFIC TELEPHONE

131	WINTER F A	KE8
133	BEST WAY CLEANERS	KE8
201	CHAPMAN LAUNDROMAT	KE8
204	NEHI BOTTLING CO	KE8
205	CHAPMAN TV SERVICE	KE8
207	PAULS	KE8
211	MOMS CAFE	KE2
212	BARN THE	KE8
216	CLIFTS SPORTSMAN SHOP	KE8
223	LOS VACITOS	KE8
226	BEAUMONT ANNA	KE2
237	BREWERS RICHFLD SERV	KE8
237	HOFFMAN RADIATOR SERV	KE8
240	BRADLEY - THOMAS	KE8
308	U S POST OFFICE	KE8
315	ROGERS CHEVRN SERV	KE8
321	OLDFIELD PLUMBING	KE8
324	ORG CO LUMBER CO	KE8
337	GORDON SEWNG MACH CNT	KE8
337	ROBINSON SALES	KE8
396	MOBILE SERV STN DLRS	KE8
401	SHIPLEY - JOHNSON	KE8
402	SELMAN CHEVROLET	KE8
403	BILL CORWIN FORD	KE8

1955 N LEMON ST

SOURCE: PACIFIC TELEPHONE



LEMON STREET NORTH

124	YELLOW CAB CO	K
124	YELLOW CAB CO	K
125	MEYERS LAWN MOWER SHP	K
130	PAC ELECTRIC RAILWAY	K
149	KOONTZ A D	K
149 1/2	HOLLINGSWORTH F T	K
151	HOLLINGSWORTH V	K
163	HAREMZA JIM L	K
165	MC CUTCHENON FLOYD	K

1955 W CHAPMAN AVE

SOURCE: PACIFIC TELEPHONE

131	WINTER F A	KE8
133	BEST WAY CLEANERS	KE81
201	CHAPMAN LAUNDROMAT	KE87
204	NEHI BOTTLING CO	KE85
205	CHAPMAN TV SERVICE	KE86
207	PAULS CAFE	KE89
212	LOS VACITOS POOL HALL	KE89
223	SCARBOROUGH M W	KE84
228	BARCLAYS BARBER SHOP	KE88
237	BREWERS RICHFLD SERV	KE81
237	HOFFMAN RADIATOR SERV	KE85
240	BRADLEY - THOMAS	KE84
308	U S POST OFFICE	KE82
315	ROGERS CHEVRN SERV	KE89
324	ORG CO LUMBER CO	KE81
337	GORDON SEWNG MACH CNT	KE82
396	GENERAL PETROLEUM	KE82
401	SHIPLEY - JOHNSON	KE84
402	SELMAN CHEVROLET	KE83
403	BILL CORWIN FORD	KE81

Main intersects

LEMON, NORTH—From 300 W Chapman av north

121 R&N Cafe
125 Shephard H R trucking ...297
and 1994
Yellow Cab Co ....297 & 1994
130 Pac Elec Ry Co 184
Sou Pac Co 184
139 No return
145 No return
187 No return
149 Koontz A D 1949-M
149½ Nicholson Lionel
151 *Hollingsworth V A Mrs ..1364-J
155 McMillan J Y Jr
155½ Vacant

*Winter F A 1622
133 Best Way Clnrs 194-J

Olive intersects

201 Dixie Telev 1957
204 Nehi Bottling Co 1589
205 Mack's Liquors 950
207 Paul's Cafe 935
211 Vacant
212 Orng Billiard Hall 1519
216 Royal's Mkt gro 245-J
217 Guaranty Chevrolet used cars
222 Orng Sundries Shop cigars
223 Brelje H H liquor store ..1344-W
226 Archie's Shining Stand
228 Vacant
230 Orng Cafe
237 Brewer J W serv sta 1527
Hoffman K H radiator repr 1489-J
240 Bradley & Johnson furn 972

Lemon intersects

308 Orng P O 316-W
315 Clark Don T auto repr 1538
315 Ole's Chevron Serv 1538
324 Orng Co Lbr Co.....1892
333 Vacant
335 Higgins C W used furn 2130
337 Manning J D sewing mach ..363
Ruth's Knit & Notions 1493
396 Hagen's Mobile Serv 339

Cypress intersects

401 Mansur Motor Co 679
402 Guaranty Chevrolet Co 1690

1945 N LEMON ST

SOURCE: WESTERN DIRECTORY CO

LEMON STREET—NORTH

from 300 W Chapman

125 Orange Taxi
130 Pacific Electric Ry Co
" Sou Pacific Ry Co
" Greyhound Bus Lines
139 Storeroom
155 H M Hollingsworth ◊
165 Mrs C E Wisner ◊

1945 W CHAPMAN AVE

SOURCE: WESTERN DIRECTORY CO

CHAPMAN AV—EAST—Contd

1145 Mrs Margt Gimeno ◊
" Harold Gimeno
1204 Stephen Nash-Bowldin
1212 State Div of Forestry (Fire Sta & Barracks)
1220 E F Osterman
1228 J A Scherman
1240 Osman Pixley ◊
1304 F E Hallman ◊
1305 Florence Nightingale Sanitarium
" G M Millspaugh ◊
1314 Clarence Bandick ◊
1324 R N Edwards ◊
1334 V O Estes ◊
1336 F E Brown ◊
1400 L G Trost ◊
1412 H S Carver ◊
1420 P E Rumph ◊
1430 D W Patterson
1440 P A Pinson ◊
1475 H J Holmesly ◊
1495 P E Clark
1504 Carl Schumacher ◊
1520 Mrs C B Wood ◊
1626 L F Foster
1802 A W Harms ◊
1811 R N Wimbush ◊
1825 W H Terry ◊
2004 Ernest Harms ◊
2040 V J Stutheit ◊
2041 C A Borchard ◊
2128 T A Willis ◊
2140 N F Holmwood (Sandblasting)
2215 Mrs M E Dennis ◊

CHAPMAN AV—WEST

from Plaza Square Dividing City North and South

100 Saml Hurwitz (atty)
101 Hockaday & Phillips Inc
102 J F Groos (barber)
104 Mrs J C Henderson (millinery)
105 Vacant
106 B R Knight (massage)
107 Lee's Shoe Shop
108 W A Huscroft (real est)
" J R Ragan (ins)
" State Farm Ins Co
109 Mrs M C Patterson (restr)
110 Rigid Mfg Co (roofs)
118 Sisson Serv Sta
129 Or Beverage Store
131 F A Winter (repr shop)
133 Or Co Clnrs
201 Sou Cal Edison Co Ltd
204 Vacant
205 Mack's Liquor Store
207 Paul's Cafe
210 B R Wing (billiards)

CHAPMAN AV—WEST—Contd

211 P P Ortega ◊
214 Vacant
216 Vacant
222 W R Kleinkauf (groc)
223 H H Brelje (groc)
228 Orange Inn
" H B Chandler ◊
230 G R Davis (restr)
237 Richfield Service
" E H McCuiston (auto repr)
240 Bradley & Johnson Furn
308 Orange Post Office
315 K A Patton (serv sta)
329-333 Warehouse
335 Electronic Specialties
337 United Parcel Service
" Frank Herron (serv sta)
396 Hagen's Serv Sta
401 Mansur Motor Co
402 R J George (auto repr)
420 H H Hill (tires)
424 J J Beck (auto repr)
432 R A Taylor (auto wrecker)
" R M Cogdell
504 American Fruit Growers
505 Rosenberg Bros & Co (walnut packers)
512 W L Bell (apiarist) ◊
522 W C Pentecost (groc)
525 J A Trewett (welding)
535 Mrs Faye Terry ◊
536 Jack Cabel
541 Rothenberger's Fuchsia Gardens
542 Mrs M R Rails
605 S E Tarvin ◊
606 Wayne Blansett
" Mrs Opal Rauch
" rear Vacant
611 J P Spalding
" O C Baker
616 H H Schroeder ◊
620 Donald Smith
624 C L Maddox ◊
632 Mrs Pearl Caples
633 B W Corwin ◊
633½ N F Holmwood Jr
640 Vacant
705 C F Feldner ◊
710 Miles Texaco Service
" R M Sloan (auto repr)
711 J W Brewer
722 Mrs Velma Pine
723 Katherine Smith ◊
727 Mrs I I Campbell ◊
737 A C Brown ◊
740 Mrs M A Dooling ◊
747 Walter Stinnett ◊
751 Pernel Barnett (sewer contr) ◊
755 Mrs Clara Andren ◊
777 Storeroom

LEMON STREET—NORTH
from 300 W Chapman

130 Pacific Electric Ry Co
" Sou Pacific Ry Co
139 A M Starkey (machy mfr)
155 Mrs Louise Bergemann
165 Mrs R L Hampton
171 H E Nelson

129 E W Brelje (liquors)
133 A-1 Clnrs & Dyers (br)
201 Sou Cal Edison Co Ltd
204 H R Post (auto painter)
205 C D Patton (barber)
207 B L McCarter (liquors)
209 Yordy & Reamer (restr)
210 Art, Harry & Mack Billiards
211 B E Morgan (bicycles)
213 Morris Chevrolet Co (used cars)
214 Vacant
216 Vacant
222 H H Brelje (groc)
223 W P A (Sewing Project) (Unit H)
228 Orange Inn
" H B Chandler (taxi)
228½ Corbin & Laurie (fish)
230 W K Roberson (restr)
237 Dillingham Bros (serv sta)
240 J C Morris (auto dlr)
308 Orange Post Office
315 F H Hobbs (serv sta)
" H P Riggle (auto ign)
329 W C Reither (auto repr)
333 Vacant
335 Hockaday & Phillips Inc (auto parts)
337 United Parcel Service
" Frank Herron (serv sta)
396 W G Hagen (serv sta)
401 Mansur Motor Co
402 Cruzen & Smith (auto dlrs)

LEMON STREET—NORTH
from 300 W Chapman

125 Diamond Ice Co
130 Pacific Electric Ry Co
" Motor Transit Co
" Sou Pacific Ry Co
139 A M Starkey (mach wks)
155 A M Starkey
165 J C Wisner *
171 G H Cobb

129 Paul Poupiler (liquors)
133 E K Weiss (real est)
201 Sou Cal Edison Co Ltd
204 S O Stanfield (auto repr)
" Post's Body & Fender Wks (auto painting)
205 S M Rowell (barber)
" W G Loscher (clnr)
207 B L McCarter (wines & liquors)
209 O R Minton (barber)
210 Art, Harry & Mack Billiards
211 B E Morgan (bicycles)
213 Morris Chevrolet Co (used cars)
214 L L Luft (auto repr)
222 H H Brelje (groc)
223 W P A (Sewing Project) (Unit H)
228 Orange Inn
" Orange Taxi Service
228½ O R Minton (barber)
230 W K Roberson (restr)
237 H H Hill (tires)
" Friedemann's Service
240 Morris Chevrolet Co
..... Orange Post Office
315 F H Hobbs (serv sta)
" H P Riggle (auto ign)
329 R & D Auto Service
333 Vacant
335 Hockaday & Phillips Inc (auto parts)
337 United Parcel Service
" Frank Herron (serv sta)
396 W G Hagen (serv sta)
401 Mansur Motor Co
402 Dutton Bros Tire Co

LEMON STREET—NORTH
from 300 W Chapman

125 Vacant
130 Pacific Electric Ry Co
" Motor Transit Co
" Sou Pacific Ry Co
139 A M Starkey (mach wks)
155 A M Starkey
165 J C Wisner *
171 G H Cobb

119 P E Rumph (phys)
133 The Dorothy Shop
201 Sou Cal Edison Co
204 Schmidt & Winterrowd (auto repr)
205 F E Lindecrantz (barber)
207 Holm Holmson (phys)
209 O R Minton (barber)
210 A P Hicks (billiards)
211 Bert's Cycle Shop
214 Vacant
216 H E Jennings (auto tops)
222 H H Brelje (groc)
223 Orange Post Office
228 Orange Inn
" Orange Taxi Service
228½ Bert Holden (barber)
230 Orange Cafe
237 H H Hill (car wash & tires)
" Friedemann's Serv sta
240 Deming Chevrolet Co
315 F H Hobbs (serv sta)
" H P Riggle (auto ign)
329 R & D Auto Service
333 C H Marcher (ice cream)
335 Hockaday Harlow & Phillips
337 United Parcel Service
396 W G Hagen Serv Sta
401 Mansur Motor Co
402 Independent Repair Service
418 Echols Auto Top Shop

www.erisinfo.com

LEMON STREET—NORTH

from 300 W Chapman

130 Pacific Electric Co
" S P Co
139 Starkey Mfg & Machine Wks
155 Robt Woods
165 J C Wisner

Times)
133 The Dorothy Shop
201 Vacant
204 United Parcel Service
205 F E Lindecrantz (barber)
207 W S Wallace (phys)
209 Jesse Van Norman (barber)
210 R A Taylor (billiards)
211 G G Richards (real est)
214 Motor Transit Co
216 Jennings Auto Top Shop
" C A Jordan (auto pntr)
222 H H Brelje (groc)
223 Orange Post Office
228 Orange Inn
" Orange Taxi Service
228½ D E Helm (barber)
230 Orange Cafe
237 Donovan & Larry (serv sta)
" N J Paulsen (auto elec)
" H H Hill (auto wash rack)
240 Mansur Motor Co
—— P E Ry
—— S P Ry
cor Lemon Hotel Rochester
315 H O Wallace (serv sta)
" H P Riggle (auto ign)
327 W J Rice (real est)
329 R & D Auto Service
335 Orange Garage
" Headley Motor Co
337 Herron's Service Station
396 Hagen's Service Station
401 Vacant
402 Sackett-Doty Co (autos)
418 Vacant

LEMON STREET
From Chapman Avenue North 2nd St. West of Glassell

165 Cabral, Minnie
193 Carriker. Wm. L.

127 Whitney, N. J., Grocery
133 Young's Billiard Parlor
201 Sunshine Cafe
205 Southern Co. Gas Co.
Brown, Henry, Carpenter
207 Wallace, Dr. W. S.
209 Economy Barber Shop
210 Orange Tire Hospital
214 Pickwick Stage Office
222 Shoemaker Grocery Store

Report ID: 23100300590 - 10/08/2023
www.erisinfo.com

228 Kelly, Robertson, Restaurant
E. L. Lewis Barber Shop
230 Mansur Motor Co.
237 Harry S. Riley Tire Co.
Davis Service Station
300 Mathews, C. L.
—— P. E. Depot
304 Hotel Rochester
305 Standard Oil Station
329 Barr's Garage
331 Phillips, L. V., Real Estate
Rodieck, O. M., Insurance
337 Herron Service Station
339 Herron, Frank
396 Hagen Service Station
402 Harry D. Riley, Studebaker Agcy.
411 Shell Oil Station
418 R. W. Townsend Motor Co.

Report ID: 23100300590 - 10/08/2023
www.erisinfo.com

ERIS

FIRE INSURANCE MAPS

Project Property:	NEC Chapman Ave & N. Lemon St. 237 W. Chapman Ave Orange CA 92866
Project No:	None
Requested By:	Geo-Cal, Inc.
Order No:	23100300590
Date Completed:	October 03, 2023

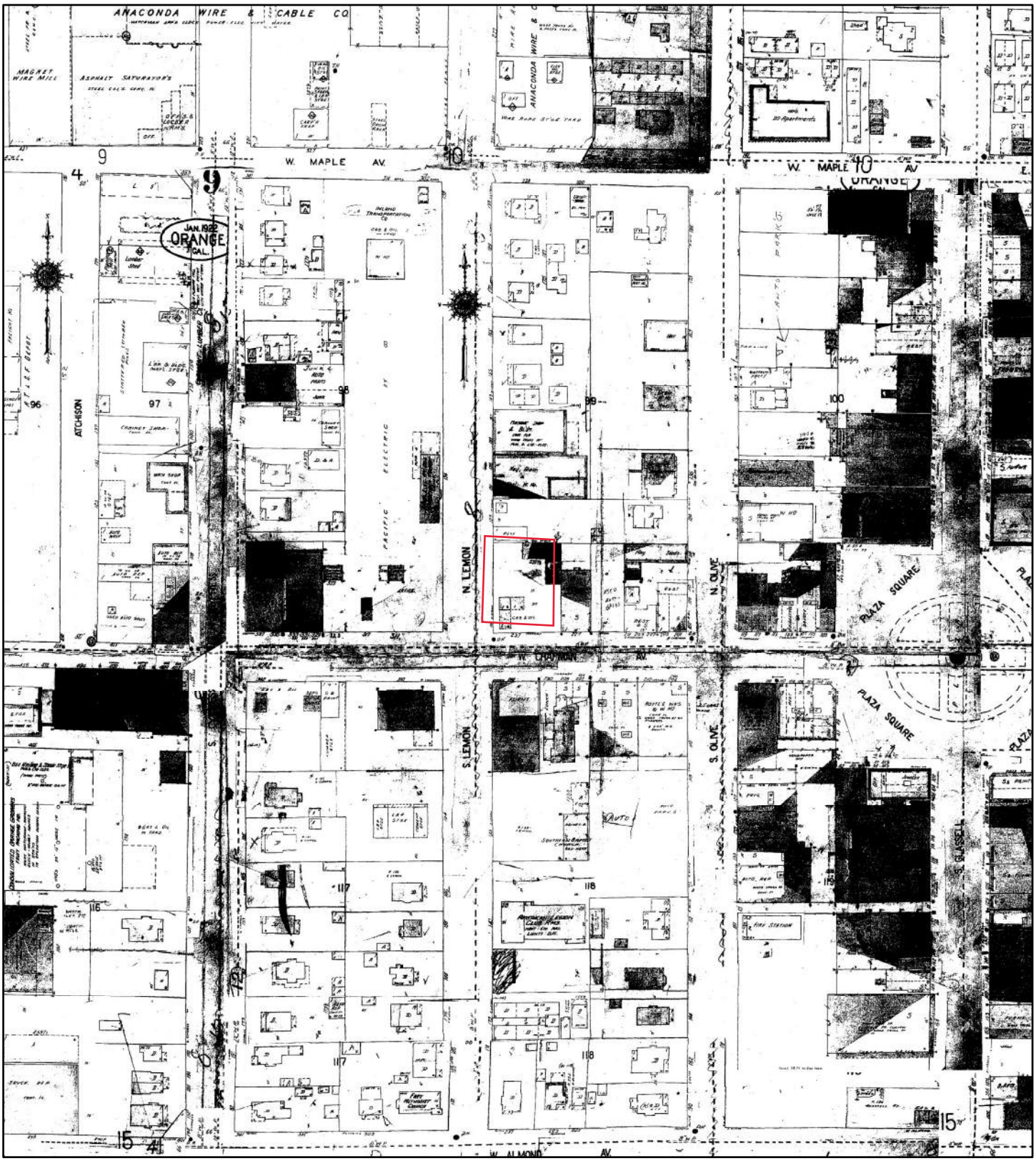
Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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

Date	City	State	Volume	Sheet Number(s)
1954	Orange	California		10, 15, 4, 5, 9
1950	Orange	California		10, 11, 15, 4, 5, 9
1929	Orange	California		10, 15, 4, 5, 9
1922	Orange	California		10, 11, 15, 4, 9
1909	Orange	California		14, 3, 5, 6, 7, 9
1905	Orange	California		1, 2, 3, 4, 6
1894	Orange	California		1, 2, 3
1891	Orange	California		568
1888	Orange	California		567
1887	Orange	California		566

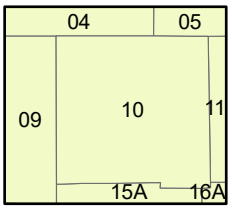
Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Fire Insurance Map



1954

Address: 237 W. Chapman Ave Orange CA 92866



Map sheet(s):
Volume NA: 10,15,4,5,9;

N

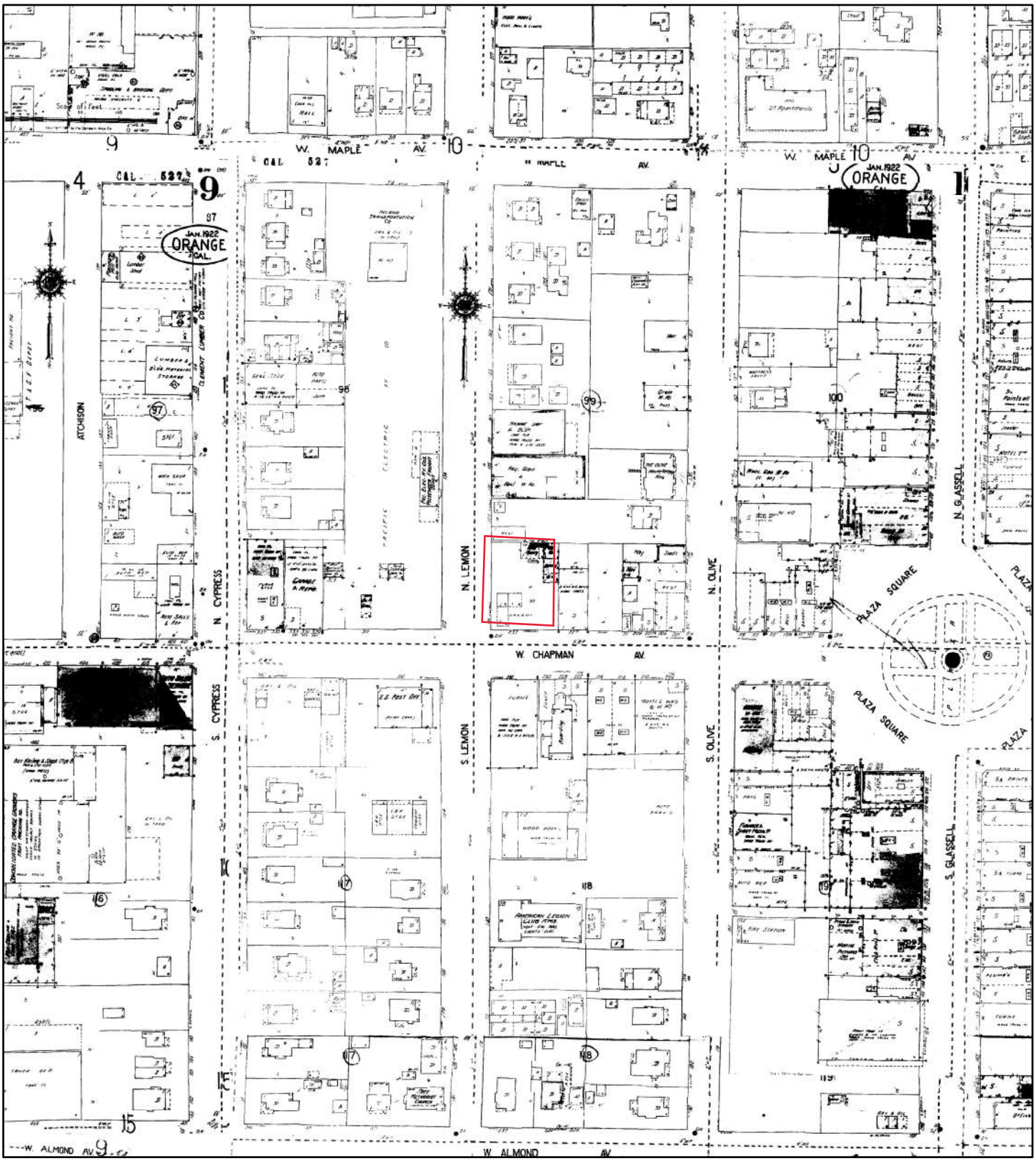
0 85 170 340 510 680

Feet

Order Number 23100300590

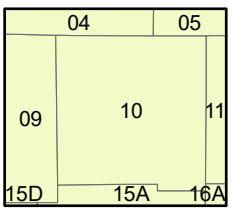
ERIS

Fire Insurance Map



1950

Address: 237 W. Chapman Ave Orange CA 92866



Map sheet(s):
Volume NA: 10,11,15,4,5,9;

N

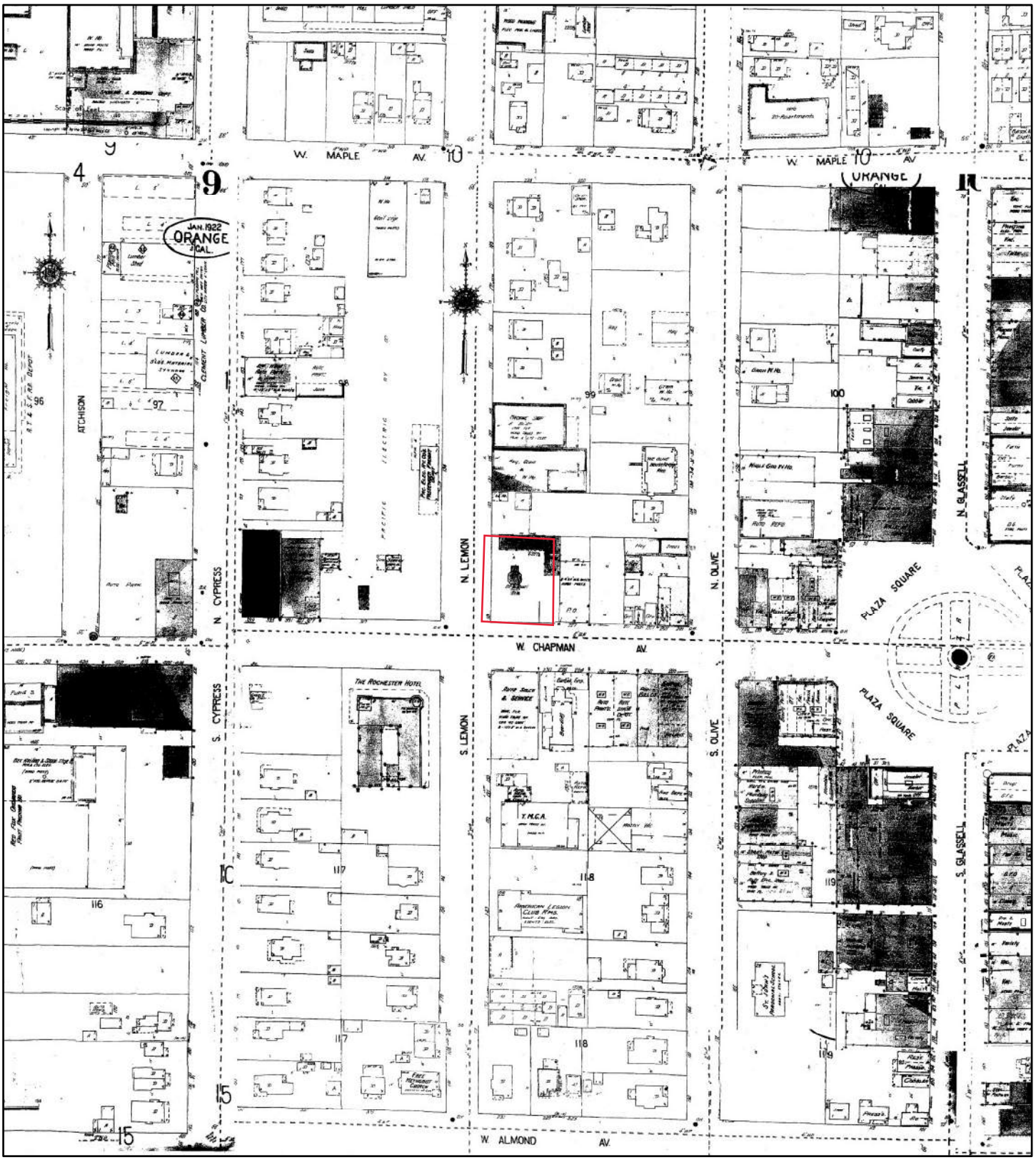
0 85 170 340 510 680

Feet

Order Number 23100300590

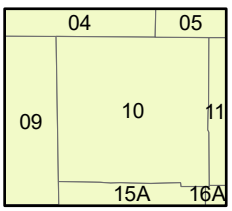
ERIS

Fire Insurance Map



1929

Address: 237 W. Chapman Ave Orange CA 92866



Map sheet(s):
Volume NA: 10,15,4,5,9;

N

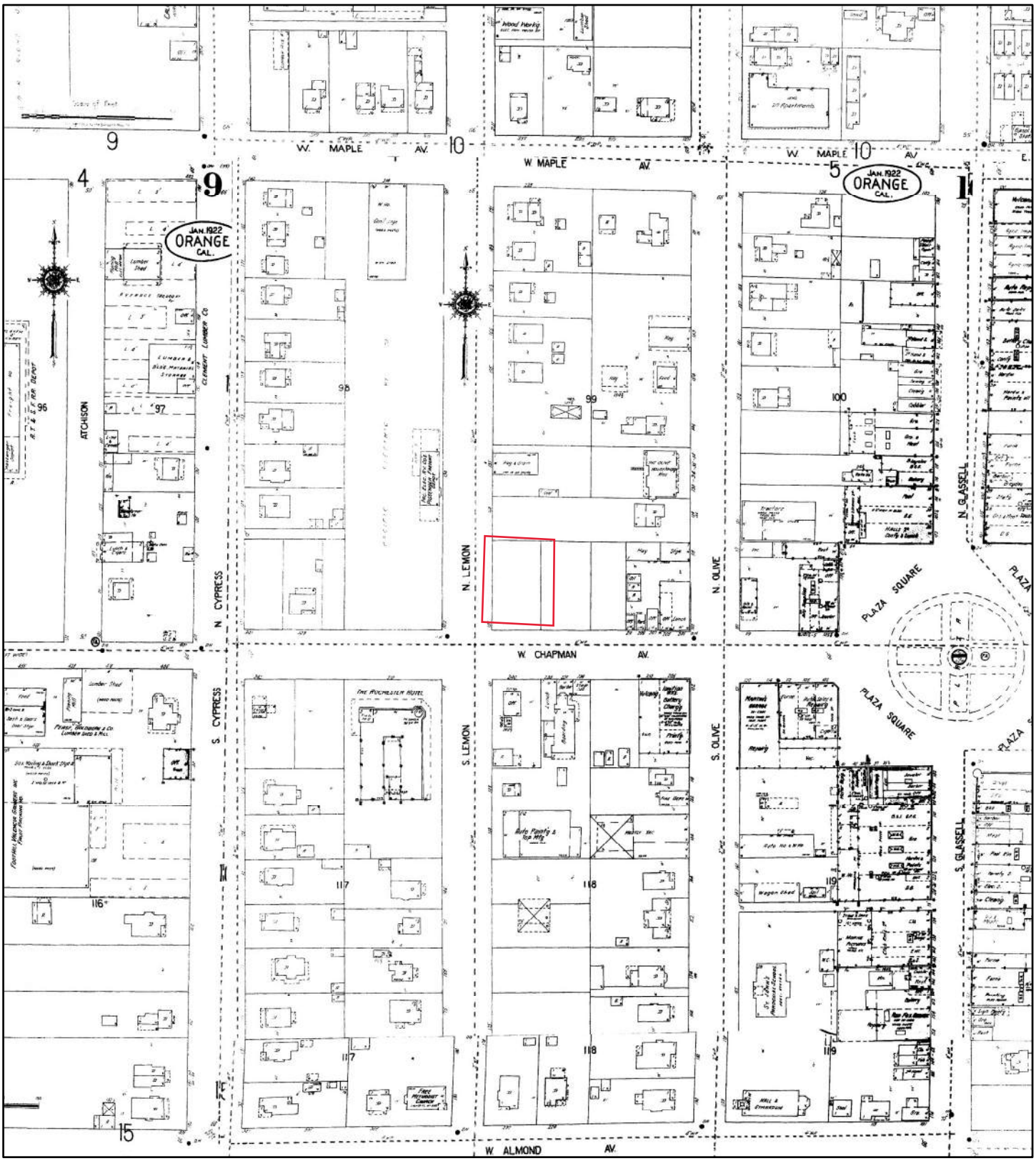
0 85 170 340 510 680

Feet

Order Number 23100300590

ERIS

Fire Insurance Map



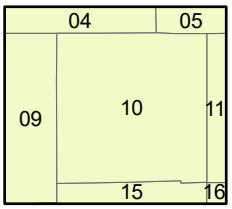
1922

N

0 85 170 340 510 680

Feet

Address: 237 W. Chapman Ave Orange CA 92866

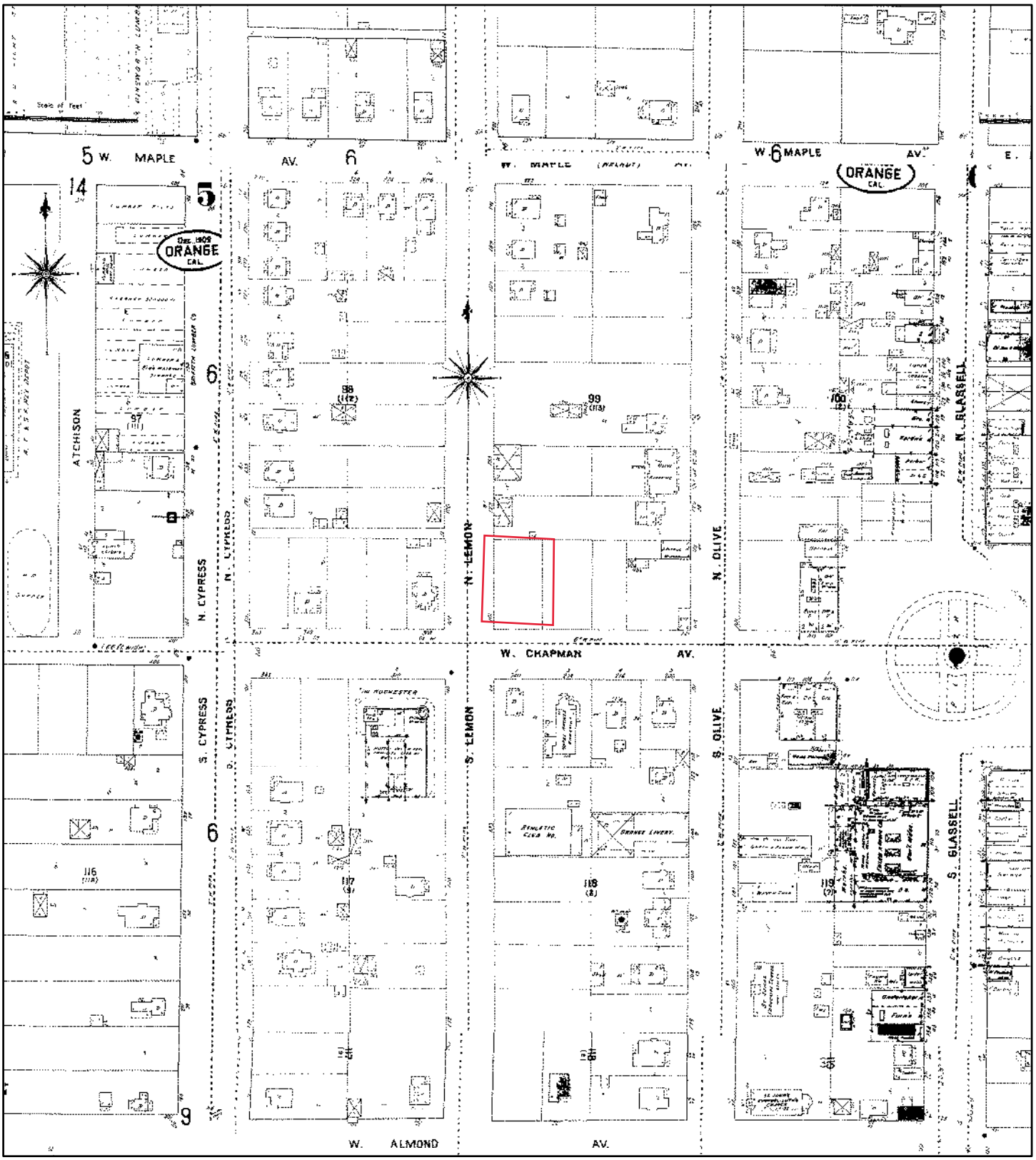


Map sheet(s):
Volume NA: 10,11,15,4,9;

Order Number 23100300590

ERIS

Fire Insurance Map



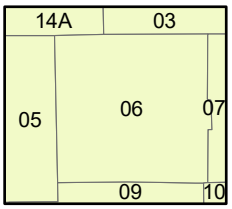
1909

Address: 237 W. Chapman Ave Orange CA 92866

N

0 85 170 340 510 680

Feet

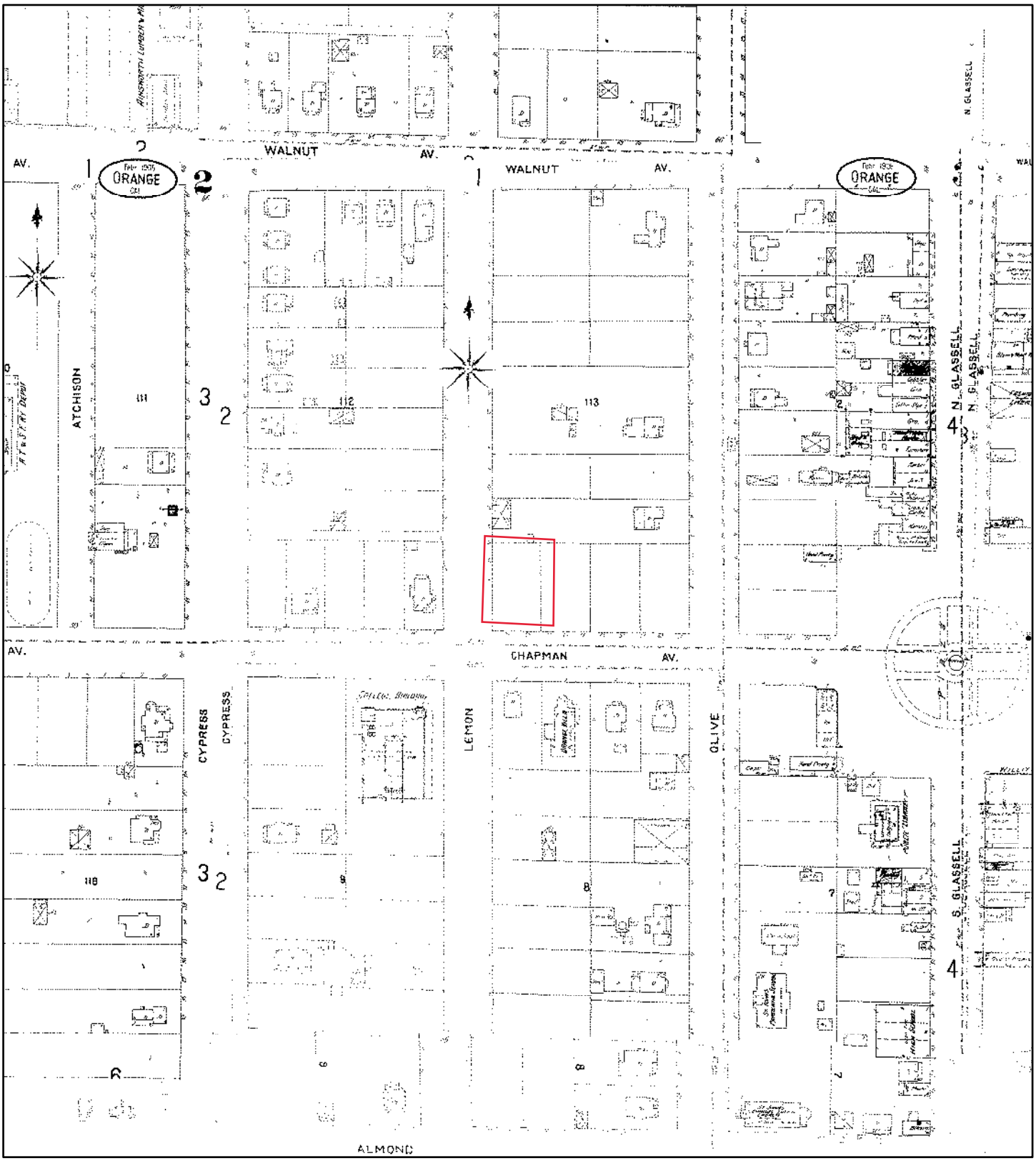


Map sheet(s):
Volume NA: 14,3,5,6,7,9;

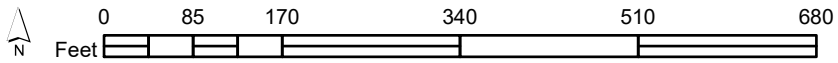
Order Number 23100300590

ERIS

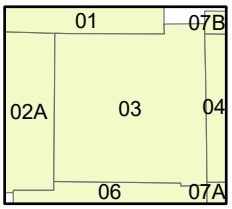
Fire Insurance Map



1905



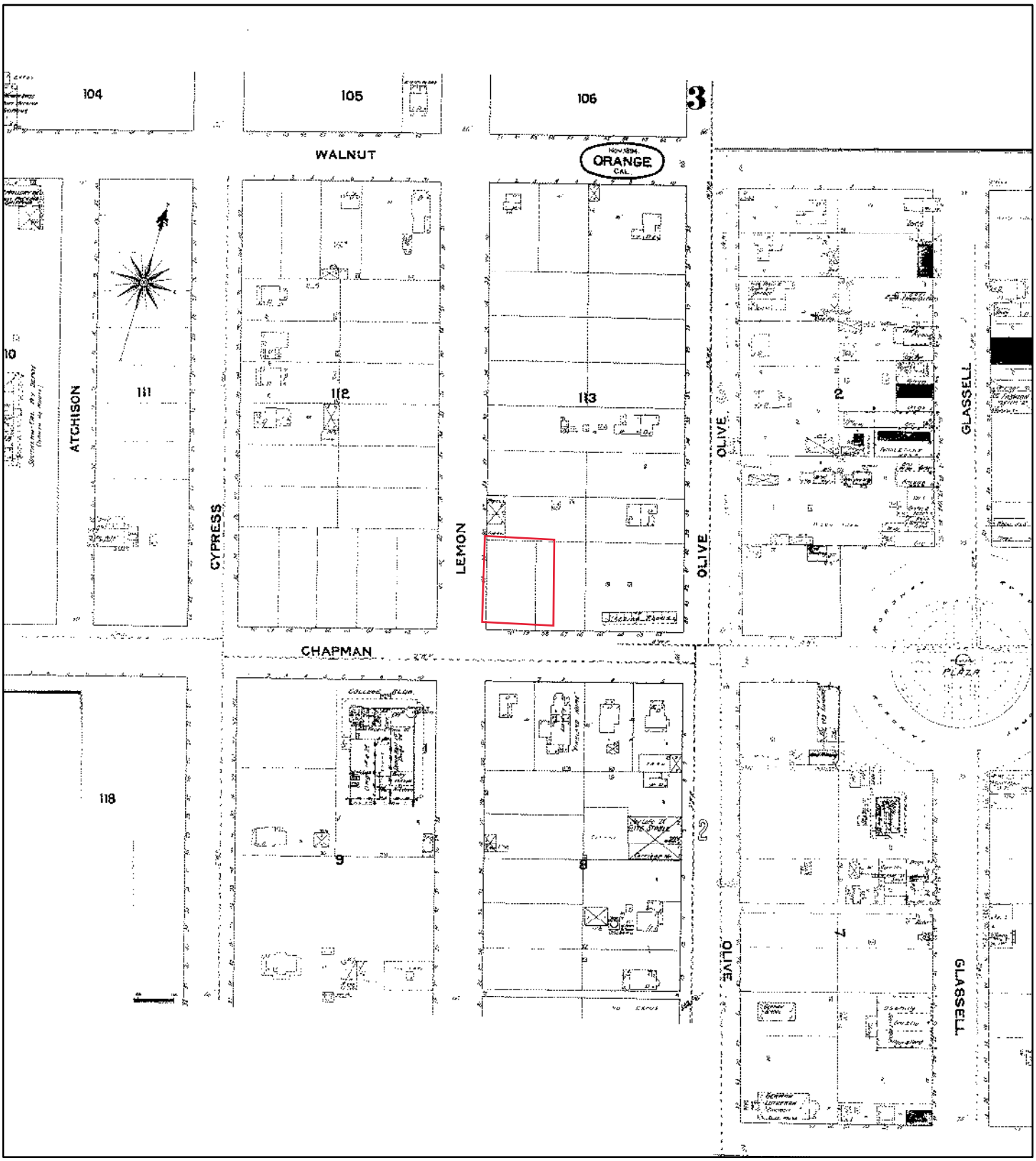
Address: 237 W. Chapman Ave Orange CA 92866



Map sheet(s):
Volume NA: 1,2,3,4,6;

Order Number 23100300590

Fire Insurance Map

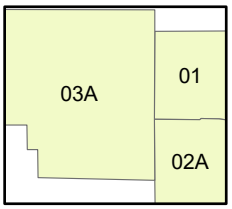


1894

Address: 237 W. Chapman Ave Orange CA 92866

N

Feet 0 85 170 340 510 680

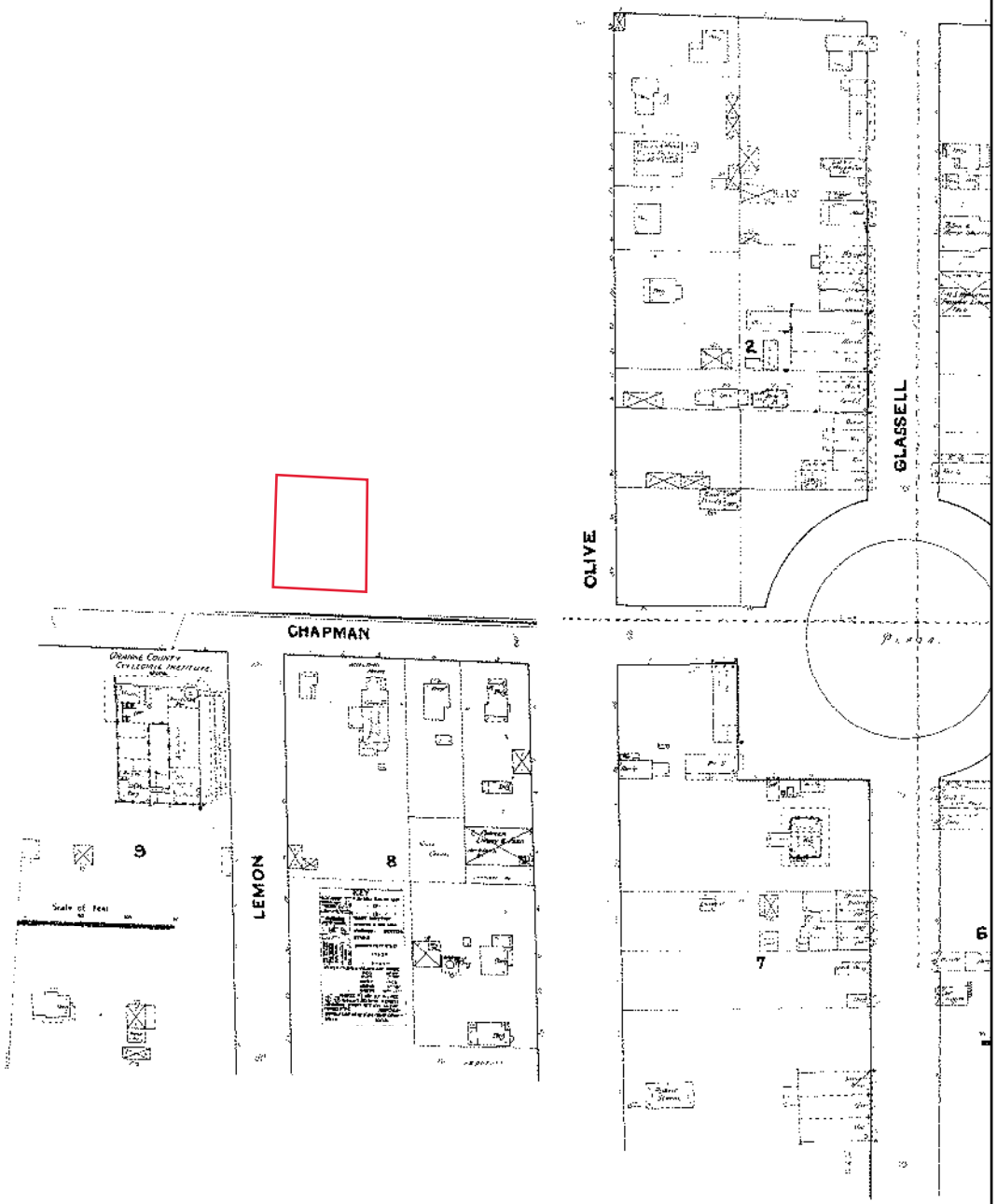


Map sheet(s):
Volume NA: 1,2,3;

Order Number 23100300590

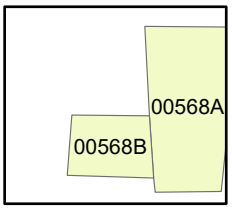
ERIS

Fire Insurance Map



1891

Address: 237 W. Chapman Ave Orange CA 92866



Map sheet(s):
Volume NA: 568;

N

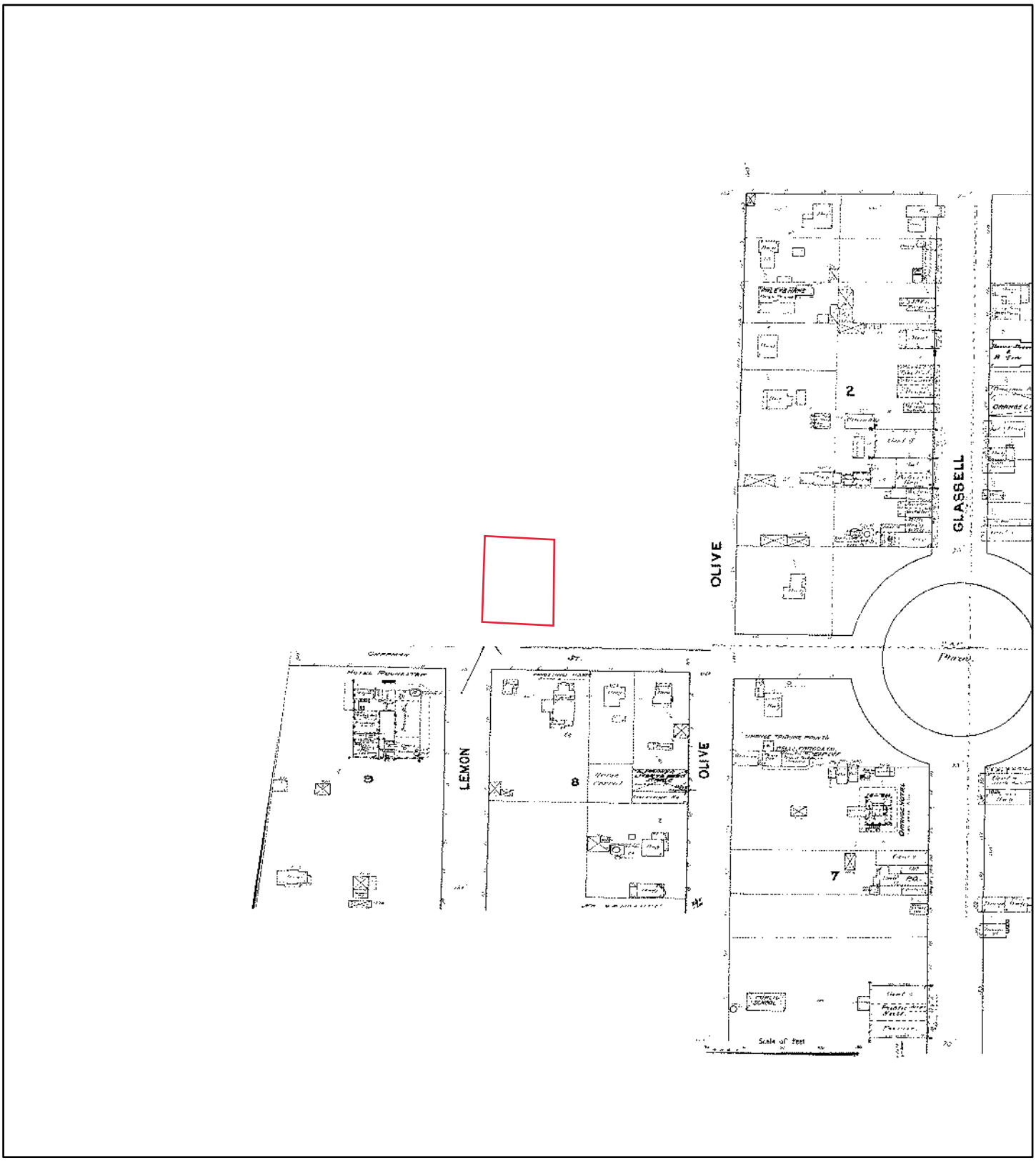
0 85 170 340 510 680

Feet

Order Number 23100300590

ERIS

Fire Insurance Map



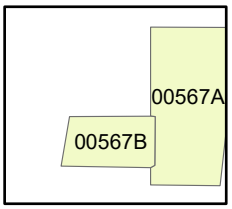
1888

Address: 237 W. Chapman Ave Orange CA 92866

N

0 85 170 340 510 680

Feet

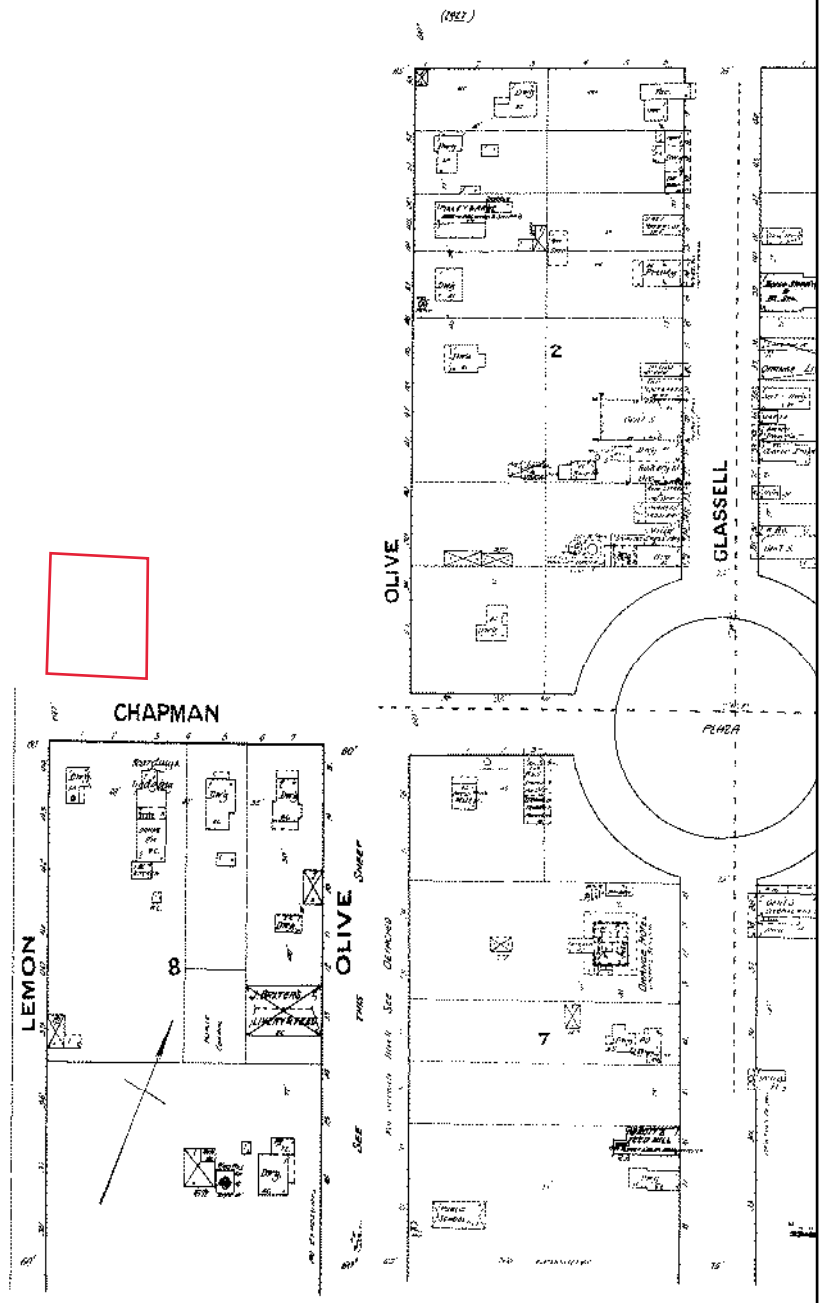


Map sheet(s):
Volume NA: 567;

Order Number 23100300590

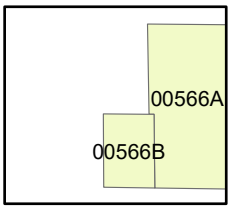
ERIS

Fire Insurance Map



1887

Address: 237 W. Chapman Ave Orange CA 92866



Map sheet(s):
Volume NA: 566;

N

0 85 170 340 510 680

Feet

Order Number 23100300590

ERIS

APPENDIX B

CITY OF ORANGE RESPONSES FOR
PROPERTY RECORDS

holivier

From:	Corina Perez <cperez@cityoforange.org>
Sent:	Tuesday, October 17, 2023 10:29 AM
To:	holivier
Cc:	Jennifer Connally
Subject:	Re: Request for Public Records – No Microfilm Records Available. Search for electronic records through link provided
Attachments:	237 W CHAPMAN AVE.pdf

The City of Orange (the "City") has completed its review and evaluation of your request for public records, which was received by the City via the SeamlessDocs application on 10/10/2023, regarding permit history & code records for 237 W Chapman Avenue. This letter shall serve as notification of the City's intent to comply with your request for public records, pursuant to the California Government Code § 6250 et seq.

We have reviewed your request and after conducting a thorough and diligent search we regret to inform you that we have identified no Laserfiche records that are responsive to the permit history portion of the request submitted. However, there are miscellaneous electronic records you can obtain using Trakit, please use link: https://epermit.cityoforange.org/etrakit3/.

If you have further questions regarding the records request process, feel free to contact our office at (714) 744-5500.

Sincerely,

CITY OF ORANGE

Corina Perez
Executive Assistant
City of Orange - City Clerk's Office
714-744-5508

E-mail correspondence, along with any attachments, may be subject to the California Public Records Act; and as such may be subject to public disclosure unless otherwise exempt under the Act.

Address	Owner	Resident	Complaint	Case No	DESCRIPTION
237 W CHAPMA...	ROBLES FRANK...	Orange Plaza Mu...		CE00-1434	In an Email to Bre..
237 W CHAPMA...	ROBLES FRANK...	ORANGE MUFFL...		CE03-0711	1 BANNER ON B...
237 W CHAPMA...	ROBLES FRANK...	ORANGE PLAZA...		CE04-0145	BANNER PERMIT
237 W CHAPMA...	ROBLES FRANK R	PLAZA MUFFLER		CE10-1177	EXCESSIVE SIG...
237 W CHAPMA...	ROBLES FRANK R	PLAZA MUFFLE...		CE11-0476	BANNERS
237 W CHAPMA...	ROBLES FRANK R	KELLY DONALD R	ANONYMOUS	CE14-1226	DETERIORATED..
237 W CHAPMA...	ROBLES FRANK R	KELLY DONALD R	ANONYMOUS	CE15-0707	BANNER WITH...
237 W CHAPMA...	ROBLES FRANK R	DONALD R KELLY	STREET FAIR C...	CE18-1032	(7/23/2018 4:08 P..
237 W CHAPMA...	SIXTH & PINE D...	VACANT	ANONYMOUS	CE22-0444	PER GOGOV CO..
237 W CHAPMA...	SIXTH & PINE D...	VACANT	SUE VAURS	CE23-1030	GRAFFITI.
237 W CHAPMA...				FD23-0280	(9/19/2023 7:30 A..
237 W CHAPMA...				FD23-0312	(10/4/2023 3:59 P..

DESCRIPTION	ASSIGNED_TO	CASESUBTYPE
In an Email to Bre...	EARLENE SHAC...	FENCE
1 BANNER ON B...	BELINDA URTEZ	ILLEGAL BANNERS
BANNER PERMIT	CODE ENFORCE...	ILLEGAL BANNERS
EXCESSIVE SIG...	MARILYN HODGES	ILLEGAL SIGNAGE
BANNERS	MARILYN HODGES	ILLEGAL BANNERS
DETERIORATED...	DENISE KOHN	FENCE
BANNER WITH...	DENISE KOHN	ILLEGAL BANNERS
(7/23/2018 4:08 P...	RYAN HALE	LACK OF MAINTE...
PER GOGOV CO...	RICH ESPARZA	GRAFFITI
GRAFFITI.	ARMANDO CERV...	GRAFFITI
(9/19/2023 7:30 A...	BARBARA REID	FIRE UST RECOR...
(10/4/2023 3:59 P...	BARBARA REID	FIRE SITE ASSES...

holivier

From: Barbara Reid <breid@cityoforange.org>
Sent: Tuesday, October 10, 2023 1:12 PM
To: holivier
Subject: RE: 237 W Chapman Ave, Orange

You are very welcome. Have a good day!

Barbara Reid
Office Assistant • Fire Prevention
p (714) 288-2541 | f (714) 464-4459
ORANGE CITY FIRE DEPARTMENT
1176 E. Chapman Avenue • Orange, CA 92866
family • pride • tradition

From: holivier <holivier@geo-cal.com>
Sent: Tuesday, October 10, 2023 1:06 PM
To: Barbara Reid <breid@cityoforange.org>
Subject: Re: 237 W Chapman Ave, Orange

Good afternoon,

Thank you very much.

Henry Olivier

Sent from my iPhone

> On Oct 10, 2023, at 12:43 PM, Barbara Reid <breid@cityoforange.org> wrote:
>
> Hi,
>
> I have completed my search for 237 W Chapman Ave, Orange.
> There are no hazmat or ust records.
>
> Thank you,
>
> Barbara Reid

APPENDIX C

ALTA OWNER’S POLICY OF TITTLE INSURANCE (10/05/2023)

PRO FORMA
ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued by

Chicago Title Insurance Company

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Chicago Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   a. a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
   b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
   a. the occupancy, use, or enjoyment of the Land;
   b. the character, dimensions, or location of an improvement on the Land;
   c. the subdivision of the Land; or
   d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
   a. of the exercise described in an Enforcement Notice; or
   b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

9. The Title being vested other than as stated in Schedule A or being defective or a court order providing an alternative remedy:
   a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted:
      i. a fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights law; or
      ii. a voidable transfer under the Uniform Voidable Transactions Act; or
   b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights law by reason of the failure:
      i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
      ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen

Authorized Signature

This is a Pro Forma Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

EXCLUSIONS FROM COVERAGE

The following matters are 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) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the 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 the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is:
   a. a fraudulent conveyance or fraudulent transfer;
   b. a voidable transfer under the Uniform Voidable Transactions Act; or
   c. a preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

CONDITIONS

1. DEFINITION OF TERMS
The following terms when used in this policy mean:
   a. "Affiliate": An Entity:
      i. that is wholly-owned by the Insured;
      ii. that wholly-owns the Insured; or
      iii. if that Entity and the Insured are both wholly-owned by the same person or Entity.
   b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.c. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
   c. "Date of Policy": The Date of Policy stated in Schedule A.
   d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
      i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
      ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
      iii. asserts a right to enforce a PACA-PSA Trust.
   f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the jurisdiction where the Land is located.
   g. "Insured":
      i. (a) The Insured named in Item 1 of Schedule A;
         (b) the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
         (c) the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
         (d) the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
         (e) the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
            (1) an Affiliate;
            (2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
            (3) a spouse who receives the Title because of a dissolution of marriage;
            (4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
            (5) another Insured named in Item 1 of Schedule A.
      ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
   h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
   i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
   k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar state or federal law.
   m. "Public Records": The recording or filing system established under state statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

a. retains an estate or interest in the Land;
b. owns an obligation secured by a purchase money mortgage given by a purchaser from the Insured; or
c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or Entity that is not the Insured and acquires the Title or an obligation secured by a purchase money mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

a. any litigation or other matter for which the Company may be liable under this policy; or
b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy, that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered the loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:

i. the Amount of Insurance; or

ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.

b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.

d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:

i. the Amount of Insurance will be increased by 15%; and

ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.

e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;

ii. cures the lack of a right of access to and from the Land; or

iii. cures the claim of Unmarketable Title,

all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a court of competent jurisdiction makes a final, non-appealable determination adverse to the Title.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE
All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE
The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS
When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT
a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT
a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
i. modify any prior endorsement,
ii. extend the Date of Policy,
iii. insure against loss or damage exceeding the Amount of Insurance, or
iv. increase the Amount of Insurance.

15. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM
a. *Choice of Law*
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the law affecting interests in real property and the law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.
Any court or arbitrator must apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title and to interpret and enforce the terms of this policy. In neither case may the court or arbitrator apply conflicts of law principles to determine the applicable law.
b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

17. NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: Chicago Title Insurance Company, Attn: Claims Department, Post Office Box 45023, Jacksonville, Florida 32232-5023.

18. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

19. ARBITRATION
a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is $2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than $2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 19. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.

c. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 19, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 19.*

d. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent:	Chicago Title Company
Issuing Office:	725 South Figueroa Street, Suite 200, Los Angeles, CA 90017
Issuing Office's ALTA® Registry ID:	
Issuing Office File Number:	00198696-021-LT2-1TW
Property Address:	237 W. Chapman Ave, Orange, CA

SCHEDULE A

This is a Pro Forma Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Name and Address of Title Insurance Company: **Chicago Title Company, 725 South Figueroa Street, Suite 200, Los Angeles, CA 90017**

Policy Number: **Pro Forma-CA-FBSC-IMP-72512-1-23-00198696**

Amount of Insurance: **PRO FORMA ($3,300,000.00)** Premium: **PRO FORMA**

Date of Policy: **PRO FORMA**

1. The Insured is:

   TBD

2. The estate or interest in the Land insured by this policy is:

   A Fee.

3. The Title is vested in:

   TBD

4. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof.

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 20 AND THE WEST 26 FEET OF LOT 19, IN BLOCK "D", MAP OF TOWN OF ORANGE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 630 AND 631, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

APN: 039-173-10

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not republish any covenant, condition, restriction, or limitation contained in any document referred to in this policy to the extent that the specific covenant, condition, restriction, or limitation violates local, state, or federal discrimination law, including laws based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, national origin, or other legally protected class.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

A. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	08-161
Tax Identification No.:	039-173-10
Fiscal Year:	2023-2024
1st Installment:	$15,468.63
Penalty:	$1,546.86 by December 10, 2023
2nd Installment:	$15,468.63
Penalty:	$1,569.86 by April 10, 2024

B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring on or after the Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Orange, a municipal corporation
Purpose:	street and public utility
Recording Date:	April 12, 1988
Recording No:	as Instrument No. 88-165588, Official Records
Affects:	a portion of Lot 20

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Southern California Edison Company, a corporation
Purpose:	underground electrical supply systems and communication systems
Recording Date:	April 3, 2013
Recording No:	as Instrument No. 2013000199422, Official Records
Affects:	a portion of Lot 20

4. Intentionally deleted.

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B
(Continued)

5. Intentionally deleted.

6. Any facts, rights, interests or claims which may exist or arise by reason of the following facts disclosed by an ALTA/NSPS survey dated October 5, 2023, last revised _____, 2023, by Jeffery L. Mays, L.S. No. 6379, for JRN Civil Engineers, as File No. 22300:

   A. A monument sign in the southwest corner of surveyed property extends 0.3 feet onto Chapman Avenue.
   B. A wrought iron fence in the southwest corner of surveyed property extends 0.7 feet onto Chapman Avenue.
   C. An overhead sign in the southeast corner of surveyed property extends 5.5 feet onto Chapman Avenue.
   D. A building on the easterly adjoining property extends from 0.1 feet to 0.2 feet onto surveyed property.
   E. A monument sign and wrought iron fence in the southwest corner of surveyed property lie within an easement for street and public utilities recorded April 12, 1988 as instrument # 165588 of Official Records.
   F. There is a utility vault on the south side of surveyed property.

7. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

END OF SCHEDULE B

This is a pro forma policy furnished to or on behalf of the party to be insured. It neither reflects the present status of title, nor is it intended to be a commitment to insured. The inclusion of endorsements as a part of the pro forma policy in no way evidences the willingness of the company to provide any affirmative coverage shown therein. There are requirements which must be met before a final policy can be issued in the same form as the pro forma policy. A commitment to insure setting forth these requirements should be obtained from the Company.

Additional Matters may be added or other amendments may be made to this pro forma policy by reason of any defects, liens or encumbrances that appear for the first time in the Public Records or come to the attention of the Company and are created or attached between the issuance of this pro forma policy and the issuance of a policy of title insurance. The Company shall have no liability because of such addition or amendment.

Copyright ©2021 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen

Authorized Signature

This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued By
Chicago Title Insurance Company

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only,
   a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
   b. "Improvement" means a building, structure located on the surface of the Land, road, walkway, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.
3. The Company insures against loss or damage sustained by the Insured by reason of:
   a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;
   b. Enforced removal of an Improvement as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or
   c. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
   a. any Covenant contained in an instrument creating a lease;
   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
   c. except as provided in Section 3.c., any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen

Authorized Signature

This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

Order No. 00198696-021-LT2-1TW Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured if the exercise of the granted or reserved rights to use or maintain the easement(s) referred to in Exception(s) 2 and 3 of Schedule B results in:

(1) damage to an existing building located on the Land, or

(2) enforced removal or alteration of an existing building located on the Land,

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen
Authorized Signature

This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued By
Chicago Title Insurance Company

1. The insurance provided by this endorsement is subject to the exclusion in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For purposes of this endorsement only, "Improvement" means a building, structure located on the surface of the Land, and any paved road, walkway, parking area, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.

3. The Company insures against loss or damage sustained by the Insured by reason of the enforced removal or alteration of any Improvement, resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals or any other subsurface substances excepted from the description of the Land or excepted in Schedule B.

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:

   a. contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence; or

   b. negligence by a person or an Entity exercising a right to extract or develop minerals or other subsurface substances; or

   c. the exercise of the rights described in NONE.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen

Authorized Signature

This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Lemon Street (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen

Authorized Signature

This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the Land being taxed as part of a larger parcel of land or failing to constitute a separate tax parcel for real estate taxes.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen

Authorized Signature

This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of:

1. the failure of the Land described in Schedule A to be contiguous along their common boundary lines; or

2. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen
Authorized Signature

This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the failure of commercial structures, known as 237 West Chapman Avenue, Orange, CA to be located on the Land at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen

Authorized Signature

This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

Order No. 00198696-021-LT2-1TW Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey dated October 5, 2023, last revised _____, 2023, by Jeffery L. Mays, L.S. No. 6379, for JRN Civil Engineers, as File No. 22300.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen

Authorized Signature

This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

PRO FORMA ENDORSEMENT
Attached to Policy No. Pro Forma-CA-FBSC-IMP-72512-1-23-00198696
Issued By
Chicago Title Insurance Company

1. The insurance provided by this endorsement is subject to the exclusion in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For purposes of this endorsement only, "Improvement" means a building, structure located on the surface of the Land, and any paved road, walkway, parking area, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.

3. The Company insures against loss or damage sustained by the Insured by reason of the enforced removal or alteration of any Improvement, resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of water excepted from the description of the Land or excepted in Schedule B.

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:

   a. contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence; or
   b. negligence by a person or an Entity exercising a right to extract or develop water; or
   c. the exercise of the rights described in NONE.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **PRO FORMA**

Chicago Title Insurance Company

Countersigned by:

Pro Forma Specimen

Authorized Signature

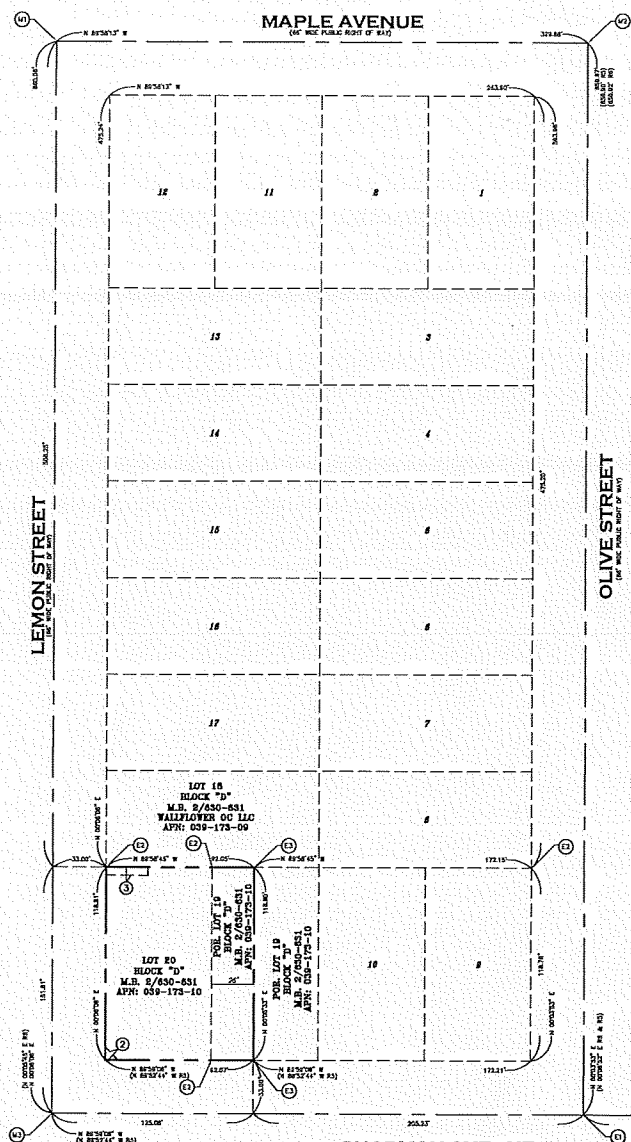
This is a Pro Forma Endorsement. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

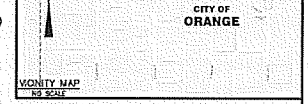
Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

ALTA/NSPS LAND TITLE SURVEY

237 WEST CHAPMAN AVENUE
ORANGE, CA





REFERENCES:

(R1) – MAP OF THE TOWN OF ORANGE
M.R. 2/630-631
(R2) – C.R. 2021-1064
(R3) – C.R. 2014-2004
(R4) – C.R. 2021-2241
(R5) – RS 2018-1209, RSB 321/40
(R6) – RS 2018-1144, RSB 250/50

MONUMENT NOTES:

(M) – FOUND 4 – 4" OFFSET MAG NAILS, LS 5411 PER (R3)
(M2) – FOUND 4 – 4" OFFSET MAG NAILS, LS 5411 PER (R3)
(M3) – FOUND 1– 4" OFFSET MAG LS 8231 & 1–3.5" OFFSET MAG LS 8231, HELD THE 4 FOUND CURB TIES, LS 8231 PER (R4)
(M4) – FOUND LEAD & TACK PER (R5)

ESTABLISHMENT NOTES:

(E1) – ESTABLISHED AT RECORD DISTANCE (228.34') PER (R5)
(E2) – ESTABLISHED BY PROPORTION PER (R1)
(E3) – ESTABLISHED BY INTERSECTION

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	11
HANDICAP	0
TOTAL	11

GROSS LAND AREA:	NET LAND AREA:
10,637 SQUARE FEET	10,605 SQUARE FEET
0.25 ACRES	0.25 ACRES

BASIS OF BEARINGS:

THE BEARING OF N 89°56'08" W ALONG THE CENTERLINE OF CHAPMAN AVENUE PER RS 2018-1144, RSB 250/50 IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06059C 0161 J EFFECTIVE DECEMBER 3, 2009.

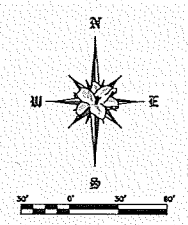
ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

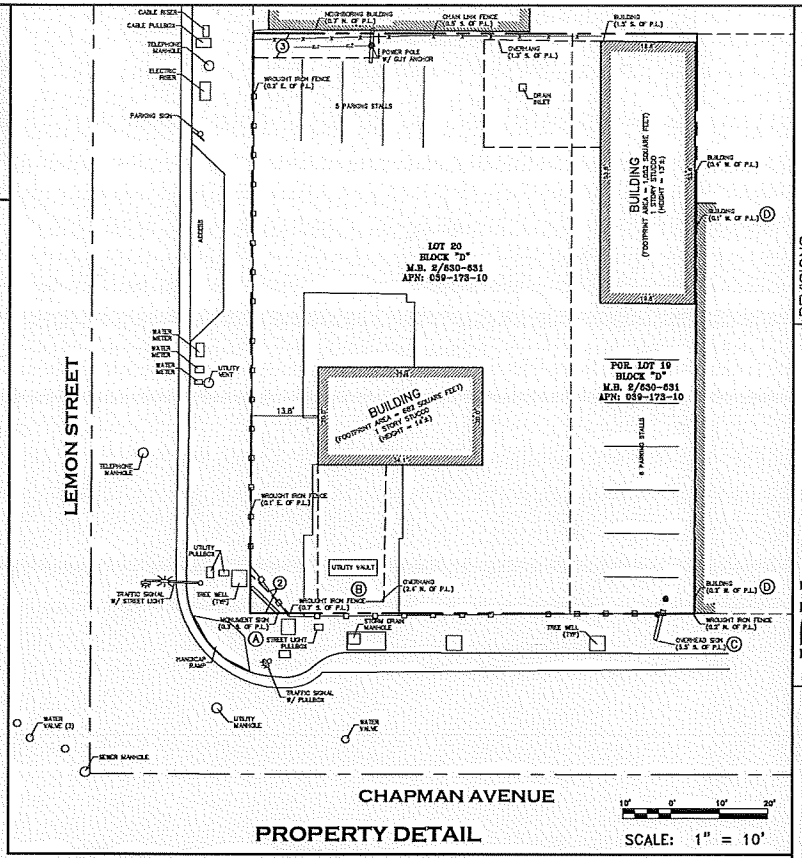
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A) – MONUMENT SIGN LIES 0.3' SOUTHERLY OF PROPERTY LINE.
(B) – WROUGHT IRON FENCE LIES 0.7' SOUTHERLY OF PROPERTY LINE
(C) – OVERHEAD SIGN LIES 3.5' SOUTHERLY OF PROPERTY LINE
(D) – NEIGHBORING BUILDING LIES UP TO 0.3' WAESTERLY OF PROPERTY LINE.





PROPERTY DETAIL

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 20 AND THE WEST 26 FEET OF LOT 19, IN BLOCK 'D', MAP OF TOWN OF ORANGE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 630 AND 631, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

APN: 039-173-10

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: CHICAGO TITLE COMPANY
725 SOUTH FIGUEROA ST., SUITE 200
LOS ANGELES, CA 90017
(213) 488-1300

COMMITMENT NO.: 00186618-021-173-1TW
TITLE OFFICER: TED TAN/JENNIFER WRIGHT
DATED: SEPTEMBER 7, 2023

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS.

(1) – WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.

(2) – AN EASEMENT FOR STREET AND PUBLIC UTILITY RECORDED APRIL 12, 1968 AS INSTRUMENT NO. 68-165568 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(3) – AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED APRIL 5, 2013 AS INSTRUMENT NO. 20130001944 22 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ITEMS AS SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SURVEYOR'S NOTES:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IN NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS DEFINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA THE USE OF THE WORD 'CERTIFY' OR 'CERTIFICATION' BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.'

SURVEYOR'S CERTIFICATE:

TO GEORGE IBRAHIM AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 28, 2023.

DATE OF PLAT OR MAP: OCTOBER 3, 2023

JEFFERY LI VAYO
EXP. 12/31/24
L.S. NO. 8379

REGISTERED LAND SURVEYOR
No. 8379
STATE OF CALIFORNIA

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672
PHONE (949) 248-4685
FAX (949) 248-4687
PROJECT COORDINATOR: JON CRAWLEY (JCRAWLEY@JRNCIVILCOM)

ALTA/NSPS LAND TITLE SURVEY
ADDRESS: 237 WEST CHAPMAN AVENUE ORANGE, CA
CLIENT: GEORGE IBRAHIM

SCALE: 1" = 30'
DATE: 10/04/23
DRAWN BY: JFC
CHKD. BY: JRN

FILE NO. 22300

SHEET 1 OF 1

APPENDIX D

NATURAL HAZARD DISCLOSURE STATEMENT

Report Date: 9/15/2023
Report Number: 36851-526
Subject Property: 237 W CHAPMAN AVE
APN: 039-173-10
Page Number: 1 (Signature Page)

NATURAL HAZARD DISCLOSURE STATEMENT

NOTICE: This acknowledgement page does not represent the entire natural hazard disclosure report issued by MyNHD. Buyer acknowledges receipt of the entire NHD report and agrees to be bound by the terms and conditions thereof.

APN: 039-173-10 ADDRESS: 237 W CHAPMAN AVE ORANGE, CA 92866

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V")designated by the Federal Emergency Management Agency.

___ Yes _X_ No ___ Information is not available from local jurisdiction

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

_X_ Yes ___ No ___ Information is not available from local jurisdiction

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

___ Yes _X_ No

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a Local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

___ Yes _X_ No

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

___ Yes _X_ No

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

___ Yes (Landslide Zone) _X_ No ___ Map is not yet released by state

___ Yes (Liquefaction Zone) _X_ No ___ Map is not yet released by state

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Seller(s)_____ Date_____ Signature of Seller(s)_____ Date_____

Signature of Agent(s)_____ Date_____ Signature of Agent(s)_____ Date_____

Check only one of the following:

___ Transferor(s) (Seller(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

_X_ Transferor(s) (Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement.

Transferee (Buyer) represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

This statement was prepared by the following provider: **Third-Party Disclosure Provider(s) MyNHD, Inc. Date 9/15/2023**

PLEASE VERIFY THE STREET ADDRESS AND ASSESSOR'S PARCEL NUMBER PROVIDED TO MyNHD FOR ACCURACY.

There are other statutory disclosures, determinations and legal information in the Report. Refer to Report for these additional disclosures, determinations and legal information. With their signature below, Transferee(s) also acknowledge(s) they have received, read, and understand this document, the Terms and Conditions, and the additional disclosures, determinations and legal information provided in this Report, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklets/information regarding Environmental Hazards, Earthquake Safety, Home Energy Rating System, Lead-Based Paint and Mold, which booklets/information are available at https://www.MyNHD.com/booklets/comm_owners_guide.pdf.

Signature of Buyer(s)_____ Date_____ Signature of Buyer(s)_____ Date_____

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

VIEW ALL MAPS

Report Date: 9/15/2023
Report Number: 36851-526
Subject Property: 237 W CHAPMAN AVE
APN: 039-173-10
Page Number: 2 (Summary Page)

NATURAL HAZARD DISCLOSURE REPORT SUMMARY

Subject Property: 237 W CHAPMAN AVE ORANGE, CA 92866
APN: 039-173-10

This property is located in/within:	Yes	No	Details:
A Special Flood Hazard Area	☐	☒	Page 3
An Area of Potential Flooding Due to Dam Inundation	☒	☐	Page 3
A Very High Fire Hazard Severity Zone	☐	☒	Page 3
A State of California Fire Responsibility Area (SRA)	☐	☒	Page 3
An Earthquake Fault Zone	☐	☒	Page 3
A Landslide Seismic Hazard Zone	☐	☒	Page 4
A Liquefaction Seismic Hazard Zone	☐	☒	Page 4
1 Mile of a Former Military Ordnance Site	☐	☒	Page 4
1 Mile of a Commercial/Industrial Use Zone	☒	☐	Page 4
2 Miles of FAA Approved Landing Facility	☒	☐	Page 4
An Airport Influence Area	☐	☒	Page 4
Tsunami Inundation Hazard	☐	☒	Page 4
Right to Farm/Important Farmland	☐	☒	Page 5
A Naturally Occurring Asbestos Area	☐	☒	Page 5
Critical Habitats	☐	☒	Page 5
1 Mile of a Mining Operation	☐	☒	Page 5
Sustainable Groundwater Management Act	☒	☐	Page 5
A Methane Gas Zone	☐	☒	Page 6
Gas and Hazardous Liquid Transmission Pipelines	Included		Page 7
City/County Hazard Disclosures	☐	☒	Page 8, 9
A Mello-Roos Community Facility District	☐	☒	Page 10
A Special Tax Assessment District	☐	☒	Page 11
Property Tax Breakdown/Tax Calculator	Included		Page 12, 13
Notice of Supplemental Property Tax Bill	Included		Page 14
Notice of Database Disclosure	Included		Page 15
Contaminated Water Advisory	Included		Page 15
Notice of Energy Efficiency Standards	Included		Page 16
Notice of Williamson Act/Insurance Coverage Advisory	Included		Page 16
Notice of Abandoned Water Wells and Oil/Gas Wells	Included		Page 17
Notice of Naturally Occurring Asbestos / Radon Gas Advisory	Included		Page 18
Notice of Abandoned Mines/Wood-Burning Heater Advisory	Included		Page 18
Notice of Terms and Conditions	Included		Page 19

This Report Summary merely summarizes the research results contained in this full MyNHD Report, and does not, in any way, reduce or eliminate the need to read the Report in its entirety. Please verify the street address and APN for accuracy.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

Report Date: 9/15/2023
Report Number: 36851-526
Subject Property: 237 W CHAPMAN AVE
APN: 039-173-10
Page Number: 3

EXPLANATIONS AND NOTICES

SPECIAL FLOOD HAZARD AREAS

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA

Special Flood Hazard Areas have been mapped by the Federal Emergency Management Agency (FEMA) on their Flood Rate Insurance maps. Special Flood Hazard Areas are located with the 100-year flood plain and are designated as either Zone A (Inland area) or Zone V (Coastal areas). Flood insurance is required by lenders for properties located within a Zone A or Zone V.FEMA periodically removes a property or a group of properties from a Special Flood Hazard Area based on information provided by cities, counties, or homeowners. The revised status of the property or properties is provided in a Letter of Map Amendment (LOMA) or in a Letter of Map Revision (LOMR). A search for a specific LOMA or LOMR is outside the scope of this report. Please visit www.fema.gov to search for a specific LOMA or LOMR.

Irrespective of the FEMA Flood Cert. determination as to whether the structure or property have been removed from the Special Flood Hazard Area, the property may be subject to limitations on development due to concerns over potential flooding. If there are concerns relative to the viability of potential development on the subject property an inquiry should be made with the local building and safety department.

AREAS OF POTENTIAL FLOODING FROM DAM FAILURES

View Map

SUBJECT PROPERTY ☒ IS ☐ IS NOT LOCATED IN A DAM INUNDATION ZONE

Maps have been prepared for most dams in the State of California that show the potential flooding areas due to dam failure. The maps are reviewed and approved by the California Office of Emergency Services. Local offices of emergency services have prepared evacuation plans in the areas affected by potential dam failure inundation.

Dam Name(s): Villa Park, Santiago Creek

VERY HIGH FIRE HAZARD SEVERITY ZONES

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A VERY HIGH FIRE SEVERITY ZONE

Very High Fire Hazard Severity Zones have been mapped by the California Department of Forestry and Fire Protection to indicate area with increase fire risk. The Map by the California Department of Forestry and Fire Protection (CDF), dated January 2006, does not reflect changes made at the local level. Therefore, the CDF recommends verifying status with the local fire department. Brush clearing and other fire defense improvements are required for properties located in Very High Fire Hazard Severity Zones. Please contact the local fire department for fire defense and maintenance requirements.

STATE OF CALIFORNIA FIRE RESPONSIBILITY AREA

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A STATE FIRE RESPONSIBILITY AREA

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A HIGH/VERY HIGH FIRE HAZARD ZONE PER 2007/8 SRA ZONE MAP

Wildland areas that may contain substantial forest fire risk and hazards have been mapped by the California Department of Forestry and Fire Protection to indicate areas with increased fire risk. These areas are also known as State Fire Responsibility Areas because the State of California has primary responsibility for fire prevention and suppression. In addition, the property owner may be responsible for structure protection and is responsible for brush clearing and other fire defense improvements. Please contact the county fire department for fire defense and maintenance requirements. If subject property is in a High/Very High Fire Hazard Zone per 2007/8 SRA zone map, the State may not have fire fighting responsibility. Please check with your local fire authority.

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN AN ALQUIST-PRIOLO FAULT ZONE

The purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to regulate development near active faults in order to mitigate hazards associated with ground rupture. The State Geologist through the California Geological Survey has provided maps that show specific zones around active faults. Development of a property located within an Earthquake Fault Zone will likely require a fault study by State-licensed geologist. The determination made in this report does not indicate whether or not an active fault is located on the subject property and is not a substitute for a fault study by a State Licensed geologist.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

Report Date: 9/15/2023
Report Number: 36851-526
Subject Property: 237 W CHAPMAN AVE
APN: 039-173-10
Page Number: 4

SEISMIC HAZARD ZONES

SUBJECT PROPERTY ☐ IS ☒ **IS NOT** LOCATED IN A LANDSLIDE HAZARD ZONE ☐ MAP NOT YET RELEASED BY STATE

SUBJECT PROPERTY ☐ IS ☒ **IS NOT** LOCATED IN A LIQUEFACTION HAZARD ZONE ☐ MAP NOT YET RELEASED BY STATE

The purpose of the Seismic Hazards Mapping Act is to regulate development in areas determined to have increased risk of the seismic hazards of liquefaction and earthquake-induced land sliding. The California Geological Survey provides maps delineating liquefaction hazard zones and earthquake-induced landslide hazard zones. Although not all areas of the state have been mapped, the California Geological Survey is currently mapping additional areas. Liquefaction is a seismic hazard in which sediments below the water table lose strength as a result of strong earthquake ground shaking. Saturated soils comprised of sands and silts that are within 40 feet of the ground surface have a higher potential for liquefaction. Liquefaction is a rare, but real phenomenon that can result in damage to structures.

FORMER MILITARY ORDNANCE SITE DISCLOSURE

SUBJECT PROPERTY ☐ IS ☒ **IS NOT** WITHIN 1 MILE OF A KNOWN FORMER MILITARY ORDNANCE SITE

Military Ordnance sites are areas that were previously used for military training and that may contain unexploded munitions or other hazardous materials. Sites closed prior to 1989 are part of the Formerly Used Defense Sites database maintained by the United States Department of Defense. Current military bases or those closed after 1989 are not a part of the Formerly Used Defense Sites database.

COMMERCIAL/INDUSTRIAL DISCLOSURE

View Map

SUBJECT PROPERTY ☒ IS ☐ **IS NOT** LOCATED WITHIN 1 MILE OF A PROPERTY ZONED FOR COMMERCIAL/INDUSTRIAL USE

The disclosure regarding the Subject Property's proximity to a zone or district allowing heavy commercial Industrial use zones is based upon currently available public records and excludes entirely agricultural properties. A physical inspection of the Subject Property has not been made. The calculation of the one-mile proximity measurement is based upon the distance between the Subject Property's street address and the street address of the next closet property allowing heavy commercial Industrial use. This is an actual knowledge disclosure required by the seller on the Transfer Disclosure Statement. There could be other nuisances not covered by this commercial industrial zoning.

FAA APPROVED LANDING FACILITY

View Map

SUBJECT PROPERTY ☒ IS ☐ **IS NOT** LOCATED WITHIN 2 MILES OF AN FAA APPROVED LANDING FACILITY

A search of data from the Federal Aviation Administration was made to determine if the property is located within two miles of a public/private FAA approved landing facility (i.e., an airport). Properties within proximity to airports/flight paths may experience airport noise and/or other nuisances. For more information please visit https://www.faa.gov/airports/environmental/airport_noise/.

Airport Name(s)	Distance (in miles) from Subject Property
CHILDRENS HOSPITAL OF ORANGE COUNTY - Private	0.74
NORTH NET TRAINING AUTHORITY - Private	1.55

AIRPORT INFLUENCE AREA "AIA"

SUBJECT PROPERTY ☐ IS ☒ **IS NOT** LOCATED IN AN AIRPORT INFLUENCE AREA "AIA"

An Airport Influence Area is determined and mapped by the local Airport Land Use Commission. A property with an Airport Influence Area may be subject to annoyances and inconveniences associated with proximity to airport operations. Concerns about an Airport Influence Area should be addressed to the local Airport Land Use Commission. Inclusion of private and military airports vary by county and may or may not be included in this disclosure report.

TSUNAMI INUNDATION HAZARD

SUBJECT PROPERTY ☐ IS ☒ **IS NOT** LOCATED IN A TSUNAMI INUNDATION AREA

A tsunami is a sea wave typically generated by a submarine earthquake, but may be caused by an offshore landslide or volcanic action. A large offshore earthquake, typically a magnitude 7 or greater, may generate a tsunami. Properties located along the California coastline have a potential for inundation from a tsunami. Although early warning systems may provide sufficient warning from distant tsunamis, near-shore generated tsunamis may reach the coast in a matter of minutes. Therefore, homeowners should contact their local emergency management agency and become knowledgeable about tsunami warning signs and local evacuation plans.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

RIGHT TO FARM/IMPORTANT FARMLAND

SUBJECT PROPERTY ☐ **IS** ☒ **IS NOT** LOCATED WITHIN 1 MILE OF A FARM OR RANCH LAND

The search determines if the subject property is located within one mile of a property containing agricultural activity, operation or facility, or appurtenances thereof. These facilities may contain agricultural nuisances that may conflict with non-agricultural uses. Agricultural practices may include noise from farm equipment and machinery, dust, pesticides, and odors associated with animals, manure, and fertilizers.

NATURALLY OCCURRING ASBESTOS

SUBJECT PROPERTY ☐ **IS** ☒ **IS NOT** LOCATED WITHIN AN AREA OF NATURALLY OCCURRING ASBESTOS

Asbestos refers to naturally-occurring fibrous minerals found throughout the State of California. Serpentine, an ultra-mafic rock, contains asbestos and is commonly found in the Sierra foothills, the Coast Ranges, and the Klamath Mountains. On residential properties, naturally-occurring asbestos sources are typically dust from unpaved roads or driveways. Paving the unpaved driveways or roads can help to reduce exposure to asbestos. For more information please visit the Air Resources Board of the California Environmental Protection Agency website: http://www.arb.ca.gov/homepage.htm.

CRITICAL HABITATS

SUBJECT PROPERTY ☐ **IS** ☒ **IS NOT** LOCATED WITHIN AN AREA OF CRITICAL HABITATS

The Endangered Species Act establishes critical habitats for any species listed under the Act. A critical habitat is defined as a specific area within the geographical area occupied by the species at the time of listing, if the area contains physical or biological features essential to conservation. Those features may require special management considerations or protection even in areas outside their geographical area if the agency determines the area itself essential for conservation.

MINING OPERATION

SUBJECT PROPERTY ☐ **IS** ☒ **IS NOT** LOCATED WITHIN 1 MILE OF A MINING OPERATION

If the property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code, the property may be subject to inconveniences resulting from mining operations. The impacts of these practices should be considered when such mining operations are present within one mile of the property.

Effective January 1, 2012 Senate Bill 110 amends Section 1103.4 of the Civil Code and requires disclosure if the subject property is within one mile of a mining operation. The widespread degradation of land and water resources caused by strip mining and the failure of the states to effectively regulate the industry resulted in the passage of the Surface Mining Control and Reclamation Act ("SMCRA") of 1977. The Office of Surface Mining ("OSM") was created in 1977 when Congress enacted the SMCRA Act. OSM works with the states and Indian Tribes to assure that citizens and the environment are protected during coal mining and that the land is restored to beneficial use when mining is finished. OSM and its partners are also responsible for reclaiming and restoring lands and water degraded by mining operations before 1977. For more information, please visit https://www.conservation.ca.gov/dmr.

SUSTAINABLE GROUNDWATER MANAGEMENT ACT

View Map

SUBJECT PROPERTY ☒ **IS** ☐ **IS NOT** LOCATED WITHIN A GROUNDWATER BASIN

Basin Prioritization is a technical process that utilizes the best available data and information to classify California's 515 groundwater basins into one of four categories high-, medium-, low-, or very low-priority. Each basin's priority determines which provisions of California Statewide Groundwater Elevation Monitoring (CASGEM) and the Sustainable Groundwater Management Act (SGMA) apply. SGMA requires medium- and high-priority basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs) and manage groundwater for long-term sustainability. See: https://water.ca.gov/programs/groundwater-management/basin-prioritization For more information.

Basin Name: COASTAL PLAIN OF ORANGE COUNTY **Priority:** Medium

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

Report Date: 9/15/2023
Report Number: 36851-526
Subject Property: 237 W CHAPMAN AVE
APN: 039-173-10
Page Number: 6

METHANE GAS AREA (MethaneGas)

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED METHANE GAS AREA ☐ NOT MAPPED

Using local guidelines, this property is within a methane, solid waste and/or is near an oil or gas well. Elevated levels of methane gas in enclosed, unventilated locations expose buildings and occupants to explosive combustion and fire risks. Sources of methane gas include solid waste landfills, oil and gas wells, and contaminated soils. As a result, the property may be subject to developmental restrictions and/or may be impacted by methane gas, environmental contaminants, noxious odors, offensive sights, excessive noise or any other potential nuisance associated with oil and/or gas operations.

For more Information on mitigation standards check with your local agency. Also see:

City of Los Angeles
https://www.ladbs.org/services/core-services/plan-check-permit/methane-mitigation-standards

County of Los Angeles
https://dpw.lacounty.gov/epd/swims/OnlineServices/methane-mitigation-standards.aspx

Orange County
https://www.ocfa.org/Uploads/CommunityRiskReduction/OCFA%20Guide-C03-Combustible%20Gas.pdf

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at https://www.npms.phmsa.dot.gov/. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

Upon delivery of the notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in the notice regarding gas and hazardous liquid transmission pipelines. The information in the notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations.

Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

Report Date: 9/15/2023
Report Number: 36851-526
Subject Property: 237 W CHAPMAN AVE
APN: 039-173-10
Page Number: 8

CITY/COUNTY HAZARD DISCLOSURE EXPLANATIONS

MyNHD provides information on locally identified natural hazards as an additional service because their disclosure to purchasers is either required by ordinance or the information is available on maps publicly available from various City and County sources. This service also supplements and completes the natural hazard information required by the California Civil Code 1103.

The Subject Property:

☐ IS ☒ **IS NOT** Located in a Supplemental Flood Hazard Zone.	☐ NOT MAPPED
☐ IS ☒ **IS NOT** Located in a Supplemental Fire Hazard Zone.	☐ NOT MAPPED
☐ IS ☒ **IS NOT** Located in a Supplemental Earthquake Fault Hazard Zone.	☐ NOT MAPPED
☐ IS ☒ **IS NOT** Located in a Supplemental Seismic Geologic Hazard Zone.	☐ NOT MAPPED
☐ IS ☒ **IS NOT** Located in an Expansive/Subsidence Soil Area.	☐ NOT MAPPED

Flood Hazard Zones: Supplemental flood zones include information not covered by Special Flood Hazard Areas as designated by the Federal Emergency Management Agency or by Dam Inundation zones as reported by the California State Office of Emergency Services. These can include tsunamis, runoff hazards, historical flood data and additional dike failure hazards.

Fire Hazard Zones: Local agencies may, at their discretion, include or exclude certain areas from the requirements of California Government Code Section 51182 (imposition of fire prevention measures on property owners), following a finding supported by substantial evidence in the record that the requirements of Section 51182 either are, or are not necessary for effective fire protection within the area. Any additions to these maps that MyNHD has been able to identify and substantiate are included in this Report.

Earthquake Fault Hazard Zones: Many local jurisdictions have different or higher standards then the State of California for the identification of active earthquake fault zones. These jurisdictions have created their own maps which indicate the active faults according to these alternate standards. Some jurisdictions also recommend or require the disclosures of potentially active faults. MyNHD has attempted to include all official and publicly available maps indicating earthquake faults identified by these jurisdictions.

Seismic/Geologic Hazard Zones: The California Division of Mines and Geology ("DMG") has not completed the project assigned it by Section 2696 of the California Public Resources Code to identify areas of potential seismic hazards within the State of California. The DMG and the United States Geological Survey have performed many valuable studies that supplement the Section 2696 maps and fill many missing areas. These maps were reviewed in the preparation of this Report. Also included in this Report is the review of maps that indicate many hazards that may or may not be seismically related, including, but not limited to, landslides, debris flows, mudslides, coastal cliff instability, volcanic hazards, and avalanches. Many cities and counties require geologic studies before any significant construction if the subject property is in or near a geologic hazard known to them. MyNHD has attempted to include all official and publicly available maps indicating geologic hazards identified by these jurisdictions.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

CITY/COUNTY HAZARD DISCLOSURE EXPLANATIONS (CONTINUED)

Expansive/Subsidence Soils: Expansive soils are soils which have a potential to undergo significant changes in volume, either shrinking or swelling, with changes in moisture content. Periodic shrinking and swelling of expansive soils can cause extensive damage to buildings, other structures and roads. Soils containing clays have variable potential for volume changes. High, or Expansive, indicates the dominant soil condition. Detailed investigations are required to fully evaluate the shrink-swell characteristics of soils at any given site. Check with your local building department if there is a question as to special requirements for various soils conditions in their jurisdiction as they may impose additional requirements for new or additional construction.

The main cause of subsidence in California is groundwater pumping. The effects of subsidence include damage to buildings and infrastructure, increased flood risk in low-lying areas, and lasting damage to groundwater aquifers and aquatic ecosystems.

SB-63 FIRE PREVENTION NOTICE REGARDING MAPS

On September 28, 2021, California passed SB-63 which creates additional disclosures in real estate transactions for the purposes of fire prevention, vegetation management, and defensible space. The new law required disclosure to buyers in real estate transactions relative to transactions in certain state and local fire hazard severity zones. Disclosure is required based upon the maps available and MyNHD is providing fire hazard severity zone notices in this report based upon those maps. Cal Fire has advised MyNHD that new maps are in process in many areas. As new maps become available, MyNHD will be including them in reports.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

MELLO-ROOS COMMUNITY FACILITIES DISTRICT(S)

SUBJECT PROPERTY ☐ **IS** ☒ **IS NOT** SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES DISTRICT SPECIAL TAX LIEN(S).

Mello-Roos Community Facilities Districts ("CFD") provide a method of financing certain public capital facilities and services especially in developing areas and areas undergoing rehabilitation. Public improvements funded by Mello-Roos CFDs may include, but are not limited to, roads, schools, water, sewer and storm drain facilities. Public services funded by Mello-Roos CFDs may include, but are not limited to, police and fire protection services, recreation program services, and flood or storm protection services. Mello-Roos CFDs commonly fund the construction of public improvements through the issuance of bonds. A special tax lien is placed on property within the district for the annual payment of principal and interest as well as administrative expenses. Typically, the annual special tax continues until the bonds are repaid, or until special taxes are no longer needed. In most instances, but not all, the special tax is collected with regular property taxes.

This property is within the Mello-Roos CFD(s) listed below and is subject to a special tax that will appear on the property tax bill. This special tax is in addition to the regular property taxes and any other charges and benefit assessments that will be listed on the property tax bill. This special tax may not be imposed on all parcels within the city or county where the property is located. This special tax is used to provide public facilities or services that are likely to particularly benefit the property.

The maximum tax rate, the maximum tax rate escalator, and the authorized facilities which are being paid for by the special taxes and by the money received from the sale of bonds which are being repaid by the special taxes, and any authorized services are indicated below. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

1915 BOND ACT ASSESSMENT DISTRICT(S)

SUBJECT PROPERTY ☐ **IS** ☒ **IS NOT** SUBJECT TO IMPROVEMENT BOND ACT OF 1915 SPECIAL ASSESSMENTS LIEN(S).

1915 Bond Act Assessment Districts ("AD") provide a method of financing certain public capital facilities. Public improvements funded by 1915 Bond Act Assessment Districts may include, but are not limited to, roads, sewer, water and storm drain systems, and street lighting. 1915 Bond Act Assessment Districts commonly fund the construction of public improvements through the issuance of bonds. A special assessment lien is placed on property within the Assessment District. The lien amount is calculated according to the specific benefit that an individual property receives from the improvements and is amortized over a period of years. 1915 Bond Act Assessments Districts can be prepaid at any time. In most instances, but not all, the assessment is collected with regular property taxes.

This property is within the 1915 Bond Act Assessment District(s) named below and is subject to annual assessment installments levied by the assessment district that will appear on the property tax bill. The annual assessments are in addition to the regular property taxes and any other charges and benefit assessments that will be listed on the property tax bill. The assessment district(s) has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within the assessment district. The bonds will be repaid from annual assessment installments on property within the assessment district. The special assessment is used to provide public facilities that are likely to particularly benefit the property.

The annual assessment installment and public facilities that are being paid for by the money received from the sale of bonds that are being repaid by the assessments are indicated below. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

Report Date: 9/15/2023
Report Number: 36851-526
Subject Property: 237 W CHAPMAN AVE
APN: 039-173-10
Page Number: 12

BREAKDOWN OF THE 2022-2023 PROPERTY TAX BILL

This report is an estimate of the original secured property tax bill charges for the above-mentioned property using information obtained from the County on a given date. Changes made by the County or the underlying public agencies levying charges against this property after the date of this Report may not be reflected in this Report.

Basic Prop 13 Levy

1.	**Basic 1% Levy** County of Orange (714) 834-4437	**Basic 1% Levy** General	**$28,381.80**

Voter Approved Ad Valorem Taxes

2.	**General Obligation Bonds, Election of 2016, Series 2018** Orange Unified School District (714) 628-4000	**General Obligation Bond** School Facilities	**$456.66**
3.	**General Obligation Bonds, Election of 2002, Series C** Rancho Santiago Community College District (714) 480-7588	**General Obligation Bond** School Facilities	**$389.11**
4.	**General Obligation Bonds, Election of 2016, Series 2022** Orange Unified School District (714) 628-4000	**General Obligation Bond** School Facilities	**$268.49**
5.	**2012 General Obligation Refunding Bonds, Election of 2002** Rancho Santiago Community College District (714) 480-7588	**General Obligation Bond** School Facilities	**$236.71**
6.	**2005 General Obligation Refunding Bonds, Election of 2002** Rancho Santiago Community College District (714) 480-7588	**General Obligation Bond** School Facilities	**$104.73**
7.	**General Obligation Bonds, Election of 1966** Metropolitan Water District of Southern California (530) 538-7266	**General Obligation Bond** Water	**$99.33**
8.	**2011 General Obligation Refunding Bonds, Election of 2002** Rancho Santiago Community College District (714) 480-7588	**General Obligation Bond** School Facilities	**$46.55**

Basic Prop 13 Levy & Voter Approved Ad Valorem Taxes: **$29,983.38**
Estimated Tax Rate: **1.05643%**

Direct Assessments

9.	**Sewer User Fee** Orange County Sanitation District (714) 593-7575	**Sewer Assessment** Sewer Service	**$347.00**
10.	**Water Standby Charge** Metropolitan Water District of Southern California (213) 217-7517	**Standby Charge** Water & Sewer Service	**$10.08**
11.	**Mosquito Fire Ant Assessment** Orange County Vector Control District (714) 971-2421	**Vector Control District** Mosquito Abatement	**$8.30**
12.	**Vector Control Assessment** Orange County Vector Control District (714) 971-2421	**Vector Control District** Vector Control	**$4.80**

Total Direct Assessment Charges: **$370.18**
Total 2022-2023 Amount **$30,353.56**

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

Report Date: 9/15/2023
Report Number: 36851-526
Subject Property: 237 W CHAPMAN AVE
APN: 039-173-10
Page Number: 13

Subject Property: 237 W CHAPMAN AVE ORANGE, CA 92866

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY.

On July 1, 1983, California State law was changed to require the reassessment of property following a change of ownership or the completion of new construction. This reassessment may result in one or more supplemental tax bills being mailed to the assessed owner, in addition to the annual property tax bill. The calculator below is provided an estimate of the potential amount of supplemental taxes to be billed on the listed property.

Instantly calculate estimated property taxes and supplemental taxes on our website: (or manually calculate below).
Instant Tax Calculator: https://www.mynhd.com/suptax/calculator/998680/a18bc994a61d7f5c26c9c16be8e07c8f

SUPPLEMENTAL TAX CALCULATOR (ESTIMATE ONLY)

1. Estimated Sales Price	$
2. Estimated Current Assessed Value	$ 2,838,181.00
3. Subtract line #2 from line #1. Estimated Supplemental Assessed Value	$
4. Ad Valorem Tax Rate	1.06
5. Multiply line #3 by line #4. Estimated Supplemental Tax Amount Obligation	$

If a supplemental event occurs between June 1 and December 31, only one supplemental tax bill or refund check is issued. This bill or refund accounts for the property's change in value for the period between the first day of the month following the event date and the end of the current fiscal year (i.e., the following June 30). If, however, a supplemental event occurs between January 1 and May 31, two supplemental tax bills or refund checks are issued. The second bill or refund accounts for the property's change in value for the entire 12 months of the coming fiscal year, beginning on the following July 1.

IF SALE DATE FOR THE RESIDENTIAL PROPERTY IS BETWEEN THE MONTHS OF JANUARY THROUGH MAY:

6. Enter Proration Month Factor (See **TABLE 1.** below)	
7. Multiply line #5 by line #6. Estimated Supplemental Tax Bill #1	$
8. Enter the amount from line #5. Estimated Supplemental Tax Bill #2	$
9. Add lines #7 and line #8. Total Estimated Supplemental Tax Bill	$

IF SALE DATE FOR THE RESIDENTIAL PROPERTY IS BETWEEN THE MONTHS OF JUNE THROUGH DECEMBER:

10. Enter Proration Month Factor (See **TABLE 2.** below)	
11. Multiply line #5 by line #10. Total Estimated Supplemental Tax Bill	$

Proration Month-of-Sale Factor

TABLE 1.

January	0.4167
February	0.3333
March	0.2500
April	0.1667
May	0.0833

TABLE 2.

June	1.0000
July	0.9167
August	0.8333
September	0.7500
October	0.6667
November	0.5833
December	0.5000

Real Property Taxes in California are influenced by several factors, including but not limited to the reassessment rules pursuant to Proposition 13, appraisal values, and bonds. As such, this calculator is not intended to provide a representation of the actual tax amounts that will be assessed. This information is provided for informational and planning purposes only, and should not be relied upon to make a determination regarding acquisition of a property. This calculator does not account for supplemental taxes that may be due as a result of the sale of a property or construction at a property which could result pursuant to Proposition 13. MyNHD, Inc. makes no representation regarding the actual amount of tax that will be assessed on any particular property. For specific questions or actual tax calculations, please call the tax assessor's office for the county in which the subject property is located.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

Report Date: 9/15/2023
Report Number: 36851-526
Subject Property: 237 W CHAPMAN AVE
APN: 039-173-10
Page Number: 14

NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL

In accordance with Section 1102.6c of the Civil Code, it is the sole responsibility of the seller of any real property, or his or her agent, to deliver to the prospective purchaser a disclosure notice of the following:

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office.

As stated above, California law requires that the Assessor re-appraise property upon a change of ownership or the completion of new construction (the "Triggering Event"). This re appraisal results in a supplemental tax assessment which is based on the difference between the new value and the old value of the property, multiplied by the property's Ad Valorem tax rate. The resulting Supplemental Tax amount is then pro-rated, based upon the number of months remaining in the fiscal year in which the Triggering Event occurred.

The number of tax bills which will be issued also depends on the date the event Triggering Event occurred. If the change of ownership or new construction is completed between January 1st and May 31st, the result will be two supplemental assessments levied on two supplemental tax bills. If the event occurs between June 1st and December 31st , then only one supplemental bill will be issued.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

NOTICE OF DATABASE DISCLOSURE

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Website by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and Zip Code in which he or she resides. California Law (AB 488), signed by the Governor on September 24, 2004, provides the public with Internet access to detailed information on registered sex offenders. The Sex Offender Tracking Program of the California Department of Justice maintains the database of the locations or persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.46 of the Penal Code. The online database is updated with data provided by local sheriff and police agencies on an ongoing basis. It presents offender information in 13 languages; may be searched by sex offender's specific name, zip code, or City/County provides access to detailed personal profile information on each registrant; and includes a map of the neighborhood surrounding any particular property.

California Department of Justice Information Sources:
Megan's Law Sex Offender Locator Web Site: http://www.meganslaw.ca.gov.
California Department of Justice Megan's Law Email Address: meganslaw@doj.ca.gov.

Local Information Locations for the Subject Property:
All sheriffs' departments and every police department in jurisdiction with a population of 200,000 or more are required to make a CD-ROM available free to the public for viewing. Although not required, many other law enforcement departments in smaller jurisdictions make the CD-ROM available as well. Please contact the local law enforcement department to investigate availability.

CONTAMINATED WATER ADVISORY

According to the Public Policy Institute of California almost 400 small rural water systems and schools are unable to provide safe drinking water. In some areas, nitrate produced by nitrogen fertilizers and manure—is polluting local groundwater basins. Chemicals such as arsenic, chromium-6 and lead are also a challenge.

The San Joaquin Valley is particularly hard hit by nitrate: 63 percent of the state's public water systems that report violations of health standards for the contaminant in 2015 were in the Valley. Nitrate is the most critical and immediate contaminant in the San Joaquin Valley according to Thomas Harter University of California, Davis.

About 1 million Californians can't safely drink their tap water. Approximately 300 water systems in California currently have contamination issues ranging from nitrates, arsenic lead and uranium at levels that create severe health issues.

In particular the city of Fresno has Lead contamination in the northeast portion of the city.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

NOTICE OF CALIFORNIA'S 2013 ENERGY EFFICIENCY STANDARDS

Public Resources Code Sections 25402 and 25402.1 were enacted in 1975 as part of the enabling legislation establishing the California Energy Commission and its basic mandates. These sections require the Energy Commission to adopt, implement, and periodically update energy efficiency standards for both residential and nonresidential buildings.

The Standards must be cost effective based on the life cycle of the building, must include performance and prescriptive compliance approaches, and must be periodically updated to account for technological improvements in efficiency technology. Accordingly, the California Energy Commission has adopted and periodically updated the Standards (codified in Title 24, Part 6 of the California Code of Regulations) to ensure that building construction, system design and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The Standards establish a minimum level of building energy efficiency. A building can be designed to a higher efficiency level, resulting in additional energy savings.

The 2013 Building Energy Efficiency Standards, which are effective July 1, 2014, focus on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings, and include requirements that will enable both demand reductions during critical peak periods and future solar electric and thermal system installations. The most significant efficiency improvements to the residential Standards are proposed for windows, envelope insulation and HVAC system testing. The most significant efficiency improvements to the nonresidential Standards are proposed for lighting controls, windows, unitary HVAC equipment and building commissioning. New efficiency requirements for process loads such as commercial refrigeration, data centers, kitchen exhaust systems and compressed air systems are included in the nonresidential Standards. The 2013 Standards include expanded criteria for acceptance testing of mechanical and lighting systems, as well as new requirements for code compliance data to be collected in a California Energy Commission-managed repository. Compliance with the standard is assured by hiring a contractor who is properly licensed, and doing the installation with a building permit so that the City Building Inspector can check the work when completed. For more information, visit https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards.

NOTICE OF WILLIAMSON ACT

The Williamson Act (California Land Conservation Act of 1965: Government Code Section 51200 et. seq.) is a state agricultural land protection program in which local governments elect to participate. The intent of the program is to preserve agricultural lands by discouraging their premature and unnecessary conversion to urban uses. No later than 20 days after a city or county enters into a contract with a landowner pursuant to this chapter, the clerk of the board or council, as the case may be, shall record with the county recorder a copy of the contract which would impart notice and therefore appear in the title report.

INSURANCE COVERAGE ADVISORY

This report provides information pertaining to natural hazard zones that governmental agencies have identified for this property, including but not limited to fire, flood, and earthquake hazard zones. These zones may affect the ability or obligation of a homebuyer to obtain insurance relative to these hazards.

It is recommended that homebuyers begin shopping for insurance coverage for these hazards as soon as possible to ensure they can obtain an appropriate policy. Not securing insurance early may interfere with loan and inspection contingencies and/or put the security deposit of the homebuyer at risk.

As an option, contact mylQuotes, powered by Alta Vista Insurance for complimentary, no-obligation coverage quotes.

www.mylQuotes.com | 800.741.1500 | Quotes@mylQuotes.com

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

NOTICE OF METHAMPHETAMINE CONTAMINATION

The Methamphetamine Contaminated Property Act of 2005 requires the clean up of the property so it can be safe for occupancy if the property is found to be contaminated. In addition the bill provides for the imposition of a civil penalty (fines up to $5,000) upon a property owner who does not provide a notice or disclosure in writing and acknowleged by the buyer as required by the act, or upon a person who violates an order issued by the local health officer prohibiting the use or occupancy of a property contaminated by a methamphetamine laboratory activity.

This law also requires the Department of Environmental Health (DEH) to respond to complaints of potentially contaminated property which includes evaluating the property, testing for contamination, notifying and posting of warning notices, issuing orders prohibiting occupancy if the site is not safe, as well as overseeing the ultimate return of the property to a safe environment. Property owners are responsible for all the costs that may be associated with these actions.

NOTICE OF ABANDONED WELLS

According to the California Department of Water Resources an abandoned or "permanently inactive well" is a well that has not been used for a period of one year. Abandoned wells that are not properly sealed are a potential hazard to people and animals and may be a potential site of illegal waste disposal. Abandoned wells may allow contamination of groundwater. Abandoned wells should be destroyed in accordance with methods developed by the Department of Water Resources pursuant to Section 13800 of the Water Code.

NOTICE OF OIL AND GAS WELLS

California is a leading oil producer with most production in Los Angeles, Kern, Fresno, and Ventura Counties. There are thousands of idle and "orphan" wells. An idle well is a well that has not produced oil and/or gas or has not been used for fluid injection for six months during the last five years. The Division of Oil, Gas, and Geothermal Resources tracks and maintains an idle-well inventory. According to the Division an abandoned or "orphan" well is a well that has been deserted and has no viable operator or owner. The Division plugged 1,062 orphan wells from 1977 to 2004 at a cost of 14.8 million dollars. Oil and gas wells pose a threat to humans for fall hazard, fire hazard, groundwater contamination, methane gas seeps, and other hazards.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

NOTICE OF NATURALLY OCCURRING ASBESTOS

Asbestos refers to naturally-occurring fibrous minerals found throughout the State of California. Serpentine, an ultra-mafic rock, contains asbestos and is commonly found in the Sierra foothills, the Coast Ranges, and the Klamath Mountains. On residential properties, naturally-occurring asbestos sources are typically dust from unpaved roads or driveways. Paving the unpaved driveways or roads can help to reduce exposure to asbestos. Asbestos is a known carcinogen and exposure may increase the risk of lung cancer. It is recommended that prospective buyers in an area designated as a Naturally Occurring Asbestos Zone consult an appropriate expert(s) who can test and identify naturally occurring asbestos rocks, on or near the property, which are exposed and may present a health risk. For more information please visit the Air Resources Board of the California Environmental Protection Agency website: http://www.arb.ca.gov/homepage.htm.

RADON GAS ADVISORY

THE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED IS DESIGNATED ZONE [3] FOR RADON GAS POTENTIAL

Radon is a gas that is produced from the radioactive decay of uranium and thorium found in certain rock and soil types. Radon, an odorless and colorless gas, can move from the soil into buildings. Exposure to concentrated levels of radon can increase a person's risk of developing lung cancer.

The Highest Radon Potential, Zone 1, is set at 4.0pCi/l and above by the U.S. Environmental Protection Agency ("EPA"). Moderate Radon Potential, Zone 2, is set at between2.0pCi and 4.0pCi/l. Low Radon Potential, Zone 3, is set at less than 2.0pCi/l. The EPA recommends indoor radon testing for all homes and recommends radon reduction measures for homes with radon levels of 4.0pCi/l and above. Radon testing kits can be purchased by homeowners or homeowners can hire contractors to provide the testing. For more information please visit http://www.MyNHD.com/booklets/RadonInformation.pdf.

NOTICE OF ABANDONED MINES ADVISORY

According to the Abandoned Mine Lands Unit of the State of California Department of Conservation, there are more than 165,000 mines features on more than 47,000 abandoned mine sites in the State of California. Approximately 84 percent of those sites contain physical safety hazards. The public is warned against entering any open shafts or mine openings. For more information please visit the Abandoned Mine Lands Unit website: https://www.conservation.ca.gov/dmr/abandoned_mine_lands.

WOOD-BURNING HEATER ADVISORY

The Clean Air Act is the law that defines EPA's responsibilities for protecting and improving the nation's air quality and the stratospheric ozone layer. Using a nationwide network of monitoring sites, EPA has developed ambient air quality trends for particle pollution, also called Particulate Matter (PM). Under the Clean Air Act, EPA sets and reviews national air quality standards for PM. Air quality monitors measure concentrations of PM throughout the country. EPA, state, tribal and local agencies use that data to ensure that PM in the air is at levels that protect public health and the environment.

"Particulate matter," also known as particle pollution or PM, is a complex mixture of extremely small particles and liquid droplets. Particle pollution is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health problems. EPA is concerned about particles that are 10 micrometers in diameter or smaller because those are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects. "Fine particles," such as those found in smoke and haze, are 2.5 micrometers in diameter and smaller. Approximately 10 million wood stoves are currently in use in the United States, and 70 to 80 percent of them are older, inefficient, conventional stoves that pollute.

The Great American Woodstove Changeout is a voluntary program designed to reduce particle pollution from woodstoves by encouraging people to replace older, more polluting stoves with EPA-certified stoves and fireplace inserts. It also provides information on building more efficient, less polluting fires. Certain jurisdictions have established legal requirements to reduce wood smoke. For example, some communities have restrictions on installing wood-burning appliances in new construction. For more information on possible regulations in your area go to https://www.epa.gov/residential-wood-heaters.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

TERMS AND CONDITIONS

1. This Natural Hazard Disclosure Report ("Report") was prepared solely for one transaction and one escrow, as described on page 1 (collectively, the "Transaction"). This Report was prepared by ("MyNHD"). This Report may be used solely between this seller and this buyer for that single Transaction related to the property address and assessor's parcel number ("Property") provided to MyNHD.

2. Only the Owner of the Property, the seller, the buyer, listing agent (s), real estate broker(s) and settlement agent(s), and their respective employees or agents, including office managers, if any, and involved in the Transaction (collectively, the "Recipients") may use and rely on this Report and only after they have paid in full for the Report. Neither lenders nor subsequent buyers of the Property may use or rely on this Report. There are no third party beneficiaries to this Report even if they have a foreseeable relationship with any of the Recipients, or with the Property. This Report is time-sensitive; its information is accurate only as of the date referenced on Page 1 (the "Effective Date"). Taxes, governmental legislation and other matters affecting the Property after the Effectiv e Date are not disclosed, and MyNHD expressly disclaims any duty to supplement this Report to disclose any taxes, legislation, changes or charges becoming effective after the Effective Date. If the Transaction does not close within a reasonable time after the Effective Date, MyNHD strongly recommends that a new report be ordered.

3. MyNHD has not physically or visually inspected the property and this Report should not be used as a substitute for a physical or visual inspection of the Property. This Report is based solely on the Property address or and Assessor's Parcel Number provided by the Owner, Seller, or their respective agent(s). In order to prepare this Report, either the owner, seller, or their respective agent(s) provided MyNHD with the address and/or Assessor's Parcel Number for the subject Property. It is the responsibility of the Owner, Seller, or their respective agent(s) to confirm that the Property, which is the subject of the Report, is correctly identified, located, and characterized as being residential property. It is also the responsibility of the Owner, Seller, or their respective agent(s), to disclose to the Buyer and MyNHD: (a) any incorrect or incomplete features of this Report and (b) any matters which are known or should be known by the Owner, Seller, or their respective brokers/agent(s) which may not be disclosed in this Report. The property search is on a single residential parcel and does not include a search of secondary parcels or easements or common areas (in the case of condominium properties). This Report is not a title report or insurance policy and makes no opinion regarding the existence of liens or encumbrances against the property. This Report does not disclose whether the Property is contaminated with hazardous substances.

4. This Report may not be used in conjunction with any Natural Hazard Disclosure Statement ("NHDS") other than the NHDS issued as part of this Report. This Report may have an effect on the value of the Property; nevertheless, this Report may not be used in connection with any appraisal or valuation of the Property, or for any other valuation purposes. This Report is protected by copyright, trademark and other intellectual property laws and may not be copied or reproduced in any manner. Violators will be prosecuted as permitted by law.

5. This Report refers specifically to certain records, statutes and other information provided by various governmental agencies and third parties. In particular, the information contained in the tax disclosures are obtained from independent third parties. MyNHD has no way to verify the accuracy or completeness of this information, but has assumed the information is accurate and complete. If such information is not accurate or complete, MyNHD cannot and shall not be liable or responsible for such omissions or inaccuracies. MyNHD further shall not be liable or responsible for omissions or inaccuracies in the Report that the Recipients, or any of them, knew or should have known as of the Effective Date. This Report does not disclose whether the Property is contaminated with hazardous substances.

6. This Report is subject to the terms, limitations and conditions stated in this Report. In the event that the Recipient(s) report any inaccuracies, errors, or omissions, MyNHD's only obligation is to provide a corrected report. In the event of any claim tendered concerning the information in this Report, MyNHD's liability in any case other than gross negligence, is limited to actual proven damages as a result of an error or omission in the Report. Actual proven damages shall be measured by the difference between the fair market value of the Property without the error or omission and the fair market value of the Property with the error or omission as of the Effective Date of this Report ("Actual Proven Damages"). Said Actual Proven Damages liability maximum shall be determined by a retrospective appraisal performed by an MAI Designated Member of the Appraisal Institute specializing in the subject Property category (i.e. commercial or residential). In no case shall MyNHD have any liability for speculative damages, lost profits, or any direct or indirect, incidental or consequential damages arising in any way whatsoever with the preparation or use of this Report. Any action initiated relative to the Report shall be governed by the laws of the State of California without regard to conflicts of law principles. If any dispute arises in connection with this Report, the parties agree that the jurisdiction to deciding such dispute shall be venued in Los Angeles County, California.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

7. There may be other disclosures required by California law; MyNHD makes no representations or warranties as to the adequacy or accuracy of any other representations, warranties or disclosures required under other such laws. MyNHD shall not be liable or responsible for failing to disclose any matters not known to MyNHD, not shown on the maps used by MyNHD, not recorded in the public record as of the Effective Date, or not included within the categories of items included in the Report. In the event of any error, omission or inaccuracy in the MyNHD Report for which MyNHD is liable, MyNHD reserves the right to assume defense of the action and/or, compromise or settle the matter with the Recipients, or any of them. The Recipients, and each of them, expressly waive the benefits of Civil Code Section 2778.

8. **This Report is not an Insurance Policy.** This MyNHD Report is not a replacement for a title report, a title insurance policy, or any other type of insurance policy. Recipients are encouraged to obtain a title report, purchase a title insurance policy, and to contact a local insurance agent regarding earthquake insurance, fire insurance and flood insurance. Recipients also may contact the National Flood Insurance Program regarding flood insurance. If there is a dispute involving a FEMA flood determination, MyNHD shall obtain a "Flood Certificate" from a flood insurance company admitted and licensed to do business in California. The determination shown on the Flood Certificate shall be final and binding as to whether the Property is or is not in Zone "A" or "V" as shown on Flood Insurance Rate Map panels. The issuance of a "Flood Certificate" showing that a property is not in Zone "A" or "V" does not guarantee that the entire parcel of property is outside of the area designated by FEMA as at risk of a flood. MyNHD is not and shall not be responsible or liable for any costs, losses, or compensatory or consequential damages arising from earthquakes, fires or floods.

9. If the Transaction involves multiple adjacent parcels, the parcel shown on Page 1 of this Report is regarded as the "Primary Parcel," and the disclosures contained in the Report operate as if only a single parcel is involved. In other words, even if a matter affects only one parcel, it will be disclosed as affecting all of the parcels. For parcel-by-parcel disclosures, individual reports must be ordered separately for each parcel. With regard to Mello-Roos Community Facilities Districts, Special Assessment Districts (1915 Bond Act) (collectively, "Mello-Roos/SAD") tax disclosures and the property tax breakdown (if included), the tax information is provided only for the Primary Parcel.

10. Only current tax-year Mello-Roos/SAD assessments are disclosed. However, accurate or complete Mello-Roos/SAD information sometimes is unavailable for a number of reasons, including (a) if a property is in foreclosure because a Mello-Roos/SAD assessment is delinquent, (b) if the secured property tax bill information is unavailable or has not been released by the county where the property is located. In addition, this Report may not disclose certain items because (i) they are not levied on the current tax bill, (ii) if the owner has applied for an exemption, certain items may not appear on the current tax bill, (iii) judicial foreclosure lawsuits sometimes cause items to be removed from the current tax bill, (iv) the property owner was billed directly for an item, e.g., apart from the secured property tax bills, and (v) the relevant County has not yet released the applicable tax information. The information in this Report comes from what MyNHD believes to be reliable sources. However, MyNHD shall not be responsible or liable for errors in the tax data it obtains from third party suppliers.

11. The maximum tax amounts specified in this Report are estimates only, calculated based on available County assessor data and/or third party data. MyNHD does not review of the relevant County recorder's or other jurisdictions' files to determine the presence of any other taxes or assessments affecting the Property. The levy amounts are subject to change for many reasons, including different interpretations of the Special Tax Formula, availability of data, and changes or corrections to classifications from year-to-year. The Report provides an estimate of items not included on the current tax bill, but the estimates are not comprehensive. For example, there may exist taxes and assessments which have not yet been levied on the tax bill or during the tax year described in the Report. MyNHD updates its information annually reasonably after updated information is released. Assessment districts also are subject to change, and therefore, this Report cannot be used or relied upon for nearby properties or future transactions involving this Property. Each Recipient is encouraged to contact the appropriate agents representing the local Mello-Roos/SAD with any specific questions they may have.

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

12. This Report is intended to satisfy the disclosure obligations related to Civil Code Sections 1103.2, 1102.6b, 1102.6c, 1102.6e, 1102.15, 1102.17, and 2079.10a. MyNHD has been asked by the seller to provide this Report to assist the seller, and both the buyer's and seller's agents, in availing itself/ themselves of the protections contained in Civil Code Section 1103.4. However, MyNHD cannot guaranty the availability of such protections, and makes no representations or warranties in connection therewith. California law also requires sellers to disclose a continuing lien securing the levy of special taxes pursuant to the Mello-Roos Community Facilities Act (Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the Government Code) and of a fixed lien assessment collected in installments to secure bonds issued pursuant to the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500) of the Streets and Highways Code) in connection with the sale of real property in California. MyNHD strongly recommends that the buyer obtain a title report and title insurance covering the Property; the MyNHD Report is not a replacement for a title report or a title insurance policy.

13. This Report discloses certain earthquake zones, flood zones, fire zones, and special tax assessment matters. Nothing in this Report relates to (a) title or title defects, (b) encroachments, geological issues or matters that would be disclosed by a land surveyor, soil survey or geological survey, (c) land use or zoning related matters, (d) parcel maps or subdivisions under the California Subdivided Land Acts or the Subdivision Map Act, (e) compliance with the Americans with Disabilities Act, local building codes or other federal, state or local laws, ordinances or restrictions that may affect the Property, (f) the use, occupancy or development of the Property, including any restrictions resulting from any state, local or federal governmental agency, such as school districts, water districts, joint power districts, flood control districts, or the California Coastal Commission, (g) building permits or any other permits that may be required for the Property or its current or future anticipated uses, or (h) any other matter potentially affecting the Property.

14. BY SIGNING, ACCEPTING OR USING THE NATURAL HAZARD DISCLOSURE STATEMENT OR THIS REPORT, THE RECIPIENTS, AND EACH OF THEM AND THEIR AGENTS AND REPRESENTATIVES, HEREBY ACKNOWLEDGE AND AGREE (AND SHALL BE DEEMED TO HAVE ACKNOWLEDGED AND AGREED) THAT THEY HAVE REVIEWED, APPROVED AND ACCEPTED ALL OF THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED HEREIN. MYNHD SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOST PROFITS OR ANY REDUCTION IN THE VALUE OF THE PROPERTY, ARISING OUT OF OR RELATED TO THE PREPARATION, ISSUANCE, USE OF OR RELIANCE UPON THIS REPORT, EVEN IF SUCH DAMAGES ARE FORESEEABLE.

15. MyNHD, Inc. hereby agrees to indemnify the Owner or Seller, real estate broker(s) and agent(s), HCD dealer(s) and HCD salesperson(s), transaction coordinator(s), the escrow company, and/or settlement agent(s) and each of their respective employees, including office managers, ordering this Report as covered by our Professional Liability Insurance Policy for damages to the extent they are caused by our negligent acts, errors or omissions in the performance of our services and subject to the limitations of this Report. The Owner or Seller, real estate broker(s) and agent(s), HCD dealer(s) and HCD salesperson(s), transaction coordinator(s), the escrow company, and/or settlement agent(s) and each of their respective employees, including office managers, will not be liable for any error in this information as long as ordinary care is exercised in transmitting it. (Cal. Civ. Code §1102.4.)

© 2023 MyNHD, Inc. All Rights Reserved 800.814.2922 myNHD.com

APPENDIX E

2017-2019 ENVIRONMENTAL INVESTIGATIONS (BY OTHERS)

Gabriel
Environmental Group

PHASE I ENVIRONMENTAL SITE ASSESSMENT
(ASTM E 1527-13)

FACILITIES @ 237 WEST CHAPMAN AVENUE
ORANGE, ORANGE COUNTY, CA 92866

PREPARED ON BEHALF OF:
PLAZA MUFFLER & TRAILER HITCHES

DATE:
JANUARY 25, 2019

PROJECT NUMBER:
GEG19010

Acronym List

Governmental Agency Names

ASTM	American Society for Testing and Materials
CFR	Code of Federal Regulations
CPSC	Consumer Products Safety Commission
DOT	Department of Transportation
OSHA	Occupational Safety & Health Administration
EPA	Environmental Protection Agency
EPRI	Electrical Power Research Institute
USNRCS	United States Natural Resource Conservation Service (former Soil Conservation Service)
USSCS	United States Department of Agriculture Soil Conservation Service
USGS	United States Geological Survey

Governmental Regulations

AHERA	Asbestos Hazard Emergency Response Act
CERCLIS	Comprehensive Emergency Response, Compensation and Liability Information System
CFR	Code of Federal Regulations
ERNS	Emergency Response Notification System
LBPPPA	Lead-Based Paint Poisoning Prevention Act
NPDES	National Pollutants Discharge Elimination System
NPL	National Priorities List
RCRA	Resource Conservation and Recovery Act
SPCC	Spill Prevention, Control Countermeasures
TRI	Toxic Release Inventory

Environmental Terms & Measurements

ACBM	Asbestos Containing Building Material
ACM	Asbestos Containing Material
AST	Aboveground Storage Tank
BDL	Below Detection Limits
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
LPST	Leaking Petroleum Storage Tank
LUST	Leaking Underground Storage Tank
MCL	Maximum Contaminant Level
MSW	Municipal Solid Waste Site
PACM	Presumed Asbestos Containing Material
PCB	Polychlorinated Biphenyl
PCi/l	PicoCurries of Radon per Liter of Air
PCM	Phase Contrast Microscopy
PLM	Polarized Light Microscopy
PPM	Part Per Million
PST	Petroleum Storage Tank
REC	Recognized Environmental Condition
TEM	Transmission Electron Microscopy
TPH	Total Petroleum Hydrocarbons
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

TABLE OF CONTENTS

1. **Summary**

2. **Introduction**
   - 2.1 Project Authorization
   - 2.2 Purpose
   - 2.3 Scope of Services
   - 2.4 Significant Assumptions
   - 2.5 Limitations and Exceptions
   - 2.6 Special Terms and Conditions
   - 2.7 User Reliance

3. **Site Description**
   - 3.1 Location and Legal Descriptions
   - 3.2 Site and Vicinity General Characteristics
   - 3.3 Current Use of the Property
   - 3.4 Descriptions of Structures, Roads, Other Improvements on the Site
   - 3.5 Site Utilities
   - 3.6 Current Uses of Adjoining Properties

4. **User Provided Information**
   - 4.1 Title Records
   - 4.2 Environmental Liens or Activity and Use Limitations
   - 4.3 Specialized Knowledge
   - 4.4 Commonly Known or Reasonably Ascertainable Information
   - 4.5 Valuation Reduction for Environmental Issues
   - 4.6 Owner, Property Manager, and Occupant Information
   - 4.7 Reason for Performing the Phase I ESA
   - 4.8 Prior Environmental Reports

5. **Records Review**
   - 5.1 Standard Environmental Record Sources
   - 5.2 Additional Environmental Record Sources
   - 5.3 Physical Setting Sources
   - 5.4 Historical Use Information on the Property
   - 5.5 Historical Use Information on Adjoining Properties

6. **Site Reconnaissance**
   - 6.1 Methodology and Limiting Conditions
   - 6.2 General Site Setting
   - 6.3 Exterior Observations at the Subject Site
   - 6.4 Interior Observations at the Subject Site
   - 6.5 Exterior Observations of Adjoining Properties

7. **Interviews**
   - 7.1 Interview with Owner
   - 7.2 Interview with Site Manager
   - 7.3 Interview with Occupants
   - 7.4 Interviews with Local Government Officials
   - 7.5 Interviews with Others

8. **Findings**
9. **Opinion**
10. **Conclusions**
11. **Deviations**
12. **Additional Services**
13. **References**
14. **Signatures of Environmental Professionals**
15. **Qualifications of Environmental Professionals**
16. **Appendices**

Site (Vicinity) Maps
Site Information
Site Photographs
Historical Research Documentation: aerial photographs, historical topographical maps, city directory search, fire insurance maps
Regulatory Records Documentation
Interview Documentation
Special Contractual Conditions between User and Environmental Professional
Resumes

1. Summary

Gabriel Environmental Group (GEG) conducted a Phase I ESA for a site located at 237 West Chapman Avenue, Orange, Orange County, California in accordance with the generally accepted ESA industry standard ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The scope of work included: an inspection of the site for environmental concerns, a review of environmental databases and other governmental records, a review of available historical documents (including aerial photographs, fire insurance maps, and topographic maps), interviews with the owner, and the preparation of this report.

Site Description:

Gabriel Environmental Group (GEG) was retained to perform a Phase I Environmental Site Assessment (ESA) on an improved tract of land located along both the northerly right-of-way line of West Chapman Avenue and the easterly right-of-way line of North Lemon Street, at the northeast corner of the intersection of the said roadways, in the City of Orange, Orange County, California. The subject site is roughly shaped in the form of a rectangle. The subject site consists of a tract of land totaling approximately 0.264 of an acre legally described as follows; Lot 19, Block D, Tract 532, Orange County, CA. The Assessor Parcel Number for the subject site is 039-173-10. The subject site is geographically located at latitude 33.7881370 and longitude 117.8550160. Its physical address is 237 West Chapman Avenue, Orange, California.

GEG was authorized to conduct the ESA by Kenny Robles at Plaza Muffler & Trailer Hitches. The property was inspected on January 22, 2019 by GEG Environmental Professional Hani Gabriel.

The site under consideration in this project, or the designated property in review, consists of a tract of land totaling approximately 0.264 of an acre (11,526 SF) that is improved with several commercial structures. The subject property is currently used as an auto repair/servicing facility known as Plaza Muffler and Trailer Hitches.

All exterior areas surrounding the structures on the property in review are landscaped and/or covered with concrete or asphalt.

The subject facilities are used for automobile repair and servicing. Therefore, on the property in review, inside the workshop areas, were noted 55-gallon drums containing automotive fluids, air compressors, mechanical and testing equipment and gauges, automotive fluids, solvents, new and old batteries and anti-freeze drums. The new oil tank and the drums containing the waste fluids and their contents appear to be dispensed in a controlled fashion, thus reducing the risk for spills or leak incidents. According to an interview with the facility's manager, the waste oil containers, spent solvent, and used oil filters are picked up on a regular basis by licensed contractors. None of these containers appeared to have piping or other components that made penetrations through the concrete slabs on which they sit. Therefore, a subsurface release was not suspected. The floors in the buildings and grounds throughout the property appeared to be generally clean and absent of significant staining or discoloration. Staining would have been indicative of spills or improper or irresponsible handling of wastes on site. The presence and use of the automotive repair related fluids at the subject site was not deemed likely to constitute a significant environmental concern at this time.

nground lifts were noted at the automotive repair spaces. Hydraulic tanks are usually associated with these types of ifts. GEG recommends that the inground hydraulic lifts be inspected regularly. If any leak is encountered, it should e addressed and the tank/s associated with the hydraulic lift/s should be inspected and the subsurface conditions round the tank should be evaluated. If any impacts are found, they should be addressed according to regulatory equirements for such.

Several areas of staining of automobile servicing fluids/oils/lubricants were noted throughout the subject site during the site inspections. All of the areas with staining appear to have been paved with either concrete or asphalt, creating a barrier between any minor spills or leaks and the subsurface. In the case of any cracks in the paved surfaces, the extent of staining is so minimal as not to cause a recognized environmental condition for the subject site. Any spills or leaks should be managed in a manner to ensure that the spills or leak is properly removed from the paved surface. These findings are considered *de minimis* conditions.

Surrounding Uses:

To the south of the subject site is West Chapman Avenue, across from which are commercial and restaurant facilities. To the north are commercial and restaurant facilities. To the west is North Lemon Street, across from which are commercial and restaurant facilities. To the east is a bar/restaurant, beyond which is a strip commercial shopping center.

Historical Records Review:

GEG reviewed historical Sanborn Fire Insurance maps on the subject property to evaluate present and past land uses, structures, improvements, and historical development of the subject site and surrounding properties. EDR was contacted and asked to obtain the maps. The maps were obtained from 1887, 1888, 1891, 1894, 1905, 1909, 1922, 1929, 1950 and 1954. The subject site is not depicted in the map from 1887 to 1891. The subject site consisted of undeveloped land in the maps from 1891 to 1922. The subject site is depicted as being occupied by a gas station and auto repair facilities from 1929 until at least 1954. The findings are discussed in the report.

A historical aerial photograph search was conducted on the subject property. The aerial photographs obtained are from 1938, 1946, 1952, 1963, 1966, 1972, 1977, 1985, 1989, 1995, 2005, 2009, 2010 and 2012. The aerial photographs were reviewed for visual evidence of past land usage that could have adversely impacted the subject site or properties surrounding the site. The aerial photograph review is primarily applicable for general site use chronology. Most of the aerials reviewed are not of large enough scale or of sufficient clarity to depict site-specific conditions. The subject site has been developed during the periods in review.

A historical topographic map search was conducted on the subject property to evaluate potential liability on the target property and its surrounding area, resulting from past activities. A topographic map is a color-coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topographic maps show the shape, elevation, and development of the terrain in precise detail by using contour lines and color-coded symbols. The historical topographic maps obtained for the subject site are from 1894, 1896, 1898, 1900, 1902, 1920, 1921, 1924, 1926, 1953, 1966, 1972, 1981, 1994, 1995, and 2012. No potential environmental issues were noted on the subject property.

A city directory search was conducted for the site. During the search, business directories including city, cross-reference, and telephone directories were reviewed, if available. The following tenants were noted at the subject site:

1995 Hoffman Radiator Service, Orange Plaza Mufflers, Plaza Mufflers, Today's Furniture
1991 Hoffman Radiator Service, Orange Plaza Mufflers
1986 Hoffman Radiator Service, Orange Plaza Muffler
1980 Hoffman Radiator Service, Orange Plaza Muffler
1975 Hoffman Radiator Service
1970 Hoffman Radiator Service
1966 Brewers Enco Service, Enco Products Service Stations, Hoffman Radiator Service
1965 Brewers Enco Service, Hoffmans Radiator Service
1955 Brewers Richfield Service, Hoffman Radiator Service
1950 Brewer Richfield Service, Hoffman Radiator Service
1946 Brewer & Metcalf Richfield Service
1941 Walt & Larry's Service

1936 H H Hill Tires of Friedman Service
1930 Donovan & Larry (Service Station), H H Hill (Auto Wash Rack), N J Paulsen (Auto Electric)
1925 J B Williams Service station

The findings are discussed in the report.

Environmental Database Review:

EDR, a third party database company, provided information from State and Federal governmental agencies (directly or through secondary sources). A review of the EDR Report was conducted to identify past and present land use activities that could impact the subject site. A summary of pertinent information on the subject property and its surrounding area (provided by EDR) is given below. GEG requested that EDR provide information using the approximate minimum search distance set forth in ASTM E 1527-13.

The subject site was listed in the EDR Historical Auto Station database, under the following listings:

2014 Hoffman Radiator Service Powertrain Components Repair Services
2013 Hoffman Radiator Service Powertrain Components Repair Services
2012 Hoffman Radiator Service Powertrain Components Repair Services
2011 Hoffman Radiator Service Powertrain Components Repair Services
2010 Hoffman Radiator Service Powertrain Components Repair Services
2009 Hoffman Radiator Service Powertrain Components Repair Services
2008 Hoffman Radiator Service Powertrain Components Repair Services
2007 Hoffman Radiator Service Powertrain Components Repair Services
2006 Hoffman Radiator Service Powertrain Components Repair Services
2005 Hoffman Radiator Service Powertrain Components Repair Services
2004 Hoffman Radiator Service Powertrain Components Repair Services
2003 Hoffman Radiator Service Powertrain Components Repair Services
2002 Hoffman Radiator Service Powertrain Components Repair Services
2001 Hoffman Radiator Service Powertrain Components Repair Services
2000 Hoffman Radiator Service Powertrain Components Repair Services
1999 Hoffman Radiator Service Powertrain Components Repair Services
1998 Hoffman Radiator Service Powertrain Components Repair Services
1997 Hoffman Radiator Service Powertrain Components Repair Services
1996 Hoffman Radiator Service Powertrain Components Repair Services
1995 Hoffman Radiator Service Powertrain Components Repair Services
1994 Hoffman Radiator Service Powertrain Components Repair Services
1993 Hoffman Radiator Service Powertrain Components Repair Services
1992 Hoffman Radiator Service Powertrain Components Repair Services
1991 Hoffman Radiator Service Powertrain Components Repair Services
1990 Hoffman Radiator Service Powertrain Components Repair Services
1989 Hoffman Radiator Service Powertrain Components Repair Services
1988 Plaza Mufflers Automotive Repair Shops
1988 Hoffman Radiator Service Automotive Repair Shops
1987 Hoffman Radiator Service General Automotive Repair Shops
1987 Plaza Mufflers Automotive Repair Shops
1986 Hoffman Radiator Service General Automotive Repair Shops
1986 Plaza Mufflers Automotive Repair Shops
1985 Orange Plaza Muffler Automotive Repair Shops
1983 Hoffman Radiator Service General Automotive Repair Shops
1983 Orange Plaza Muffler Automotive Repair Shops
1982 Hoffman Radiator Service General Automotive Repair Shops
1982 Orange Plaza Muffler Automotive Repair Shops

1980 Hoffman Radiator Service General Automotive Repair Shops
1980 Orange Plaza Muffler Automotive Repair Shops
1979 Orange Plaza Muffler Automotive Repair Shops
1979 Hoffman Radiator Service General Automotive Repair Shops
1978 Hoffman Radiator Service General Automotive Repair Shops
1978 Orange Plaza Muffler Automotive Repair Shops
1977 Hoffman Radiator Service General Automotive Repair Shops
1976 Hoffman Radiator Service Automotive Repair Shops
1975 Hoffman Radiator Service Automotive Repair Shops
1974 Hoffman Radiator Service Automotive Repair Shops
1973 Hoffman Radiator Service Automotive Repair Shops
1972 Hoffman Radiator Service Automotive Repair Shops
1971 Hoffman Radiator Service Automotive Repair Shops
1970 Hoffman Radiator Service Automotive Repair Shops
1969 Hoffman Radiator Service Automotive Repair Shops
1945 Mccuist H Auto Repairing
1945 Richfield D Service Auto Service Stations
1936 Friedman N Service E Auto Service Stations
1925 Williams J B Service Stations

The findings are discussed in the report.

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

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site. One SEMS-Archive site was found within a one mile radius from the subject site. Based on this facility's topographical elevation, reported status and/or its distance from the site, it was not deemed likely to constitute a significant environmental risk to the subject site.

Based on the environmental database review, two CORRACTS, one RCRA-TSDF, 12 RCRA-SQG and three RCRA-NLR registered facilities were found located within a quarter of a mile radius from the subject site. Based on these facilities' topographical elevation, reported status and/or their distances from the site, they were not deemed likely to constitute a significant environmental risk to the subject site.

According to the database review, two registered underground storage tank (UST) sites were found located within a quarter of a mile radius from the subject property. Based on these facilities' topographical elevation, reported status and/or their distances from the site, they were not deemed likely to constitute a significant environmental risk to the subject site.

HIST UST is a Historical UST Registered Database. A review of the HIST UST list, as provided by EDR, has revealed that there are 15 HIST UST site within approximately a quarter of a mile from the target property. Based on their reported status, these facilities were not deemed likely to constitute an environmental risk to the subject site. However, they must be monitored periodically to detect any changes to their reported status.

SWEEPS (Statewide Environmental Evaluation and Planning System) is the underground storage tank listing, updated and maintained by a company contacted by the SWRCB in the early 1980s. The listing is no longer updated or maintained. According to the database review, one SWEEPS UST site was found within a quarter of a mile radius from the subject site. Based on this facility's topographical elevation, reported status and/or its distance from the site, it was not deemed likely to constitute a significant environmental risk to the subject site.

CA FID is the Facility Inventory Database that contains active and inactive underground storage tank locations. The source of this information is from the State Water Resource Control Board. According to the database review, three CA FID sites were found within a quarter of a mile radius from the subject site. Based on their topographical elevation, reported status and/or their distances from the site, the facilities found were not deemed likely to constitute a significant environmental risk to the subject site.

The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System. According to the environmental database review, 14 registered LUST (Leaking Underground Storage Tank) facilities were found located within a half of a mile radius from the subject property. Based on these facilities' topographical elevation, reported status and/or their distances from the site, they were not deemed likely to constitute a significant environmental risk to the subject site.

California Regional Water Quality Control Board's SLIC (spills, leaks, investigation, and cleanups) records contain any sites that impact groundwater or have the potential to impact groundwater. A review of California SLIC lists revealed he presence of one SLIC site within a quarter of a mile radius from the subject site. Based on this facility's opographical elevation, reported status and/or its distance from the site, it was not deemed likely to constitute a ignificant environmental risk to the subject site.

VCP: Voluntary Cleanup Program Properties. Contains low threat level properties with either confirmed or unconfirmed eleases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have greed to provide coverage for DTSC's costs. One VCP site was found within a one mile radius from the subject site. ased on this facility's topographical elevation, reported status and/or its distance from the site, it was not deemed kely to constitute a significant environmental risk to the subject site.

he Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) nviroStor database identifies sites that have known contamination or sites for which there may be reasons to vestigate further. The database includes the following site types: Federal Superfund sites (National Priorities List IPL), State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. nviroStor provides similar information to the information that was available in CalSites, and provides additional site formation, including, but not limited to, identification of formerly-contaminated properties that have been released for use, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and k characterization information that is used to assess potential impacts to public health and the environment at ntaminated sites. A review of the ENVIROSTOR list, as provided by EDR, has revealed that there are 13 NVIROSTOR sites within approximately a mile of the target property. Based on these facilities' reported status and/or eir distances away, they were not deemed likely to constitute an environmental risk to the subject site.

cording to the environmental database review, three registered Drycleaners facilities were found located within a arter of a mile radius from the subject property. Based on these facilities' topographical elevation, reported status d/or their distances from the site, they were not deemed likely to constitute a significant environmental risk to the bject site.

A review of HIST CORTESE list, as provided by EDR, has revealed that there are five HIST CORTESE sites within approximately half of a mile of the target property. This database identifies public drinking water wells with detectable level of contamination, hazardous substance site selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is California Environmental Protection Agency/Office of Emergency Information. Based on these facilities' reported status and/or their distances away, they were not deemed likely to constitute an environmental risk to the subject site.

The following were also found in the databases: WMUDS/SWAT; one site, HWP; three sites, HWT; one site, EDR MGP; one site, EDR US Historical Auto Stations; 14 sites and EDR Historical Cleaners; 11 sites. Other than the listings for the subject site, the other listings were not deemed to constitute an environmental concern to the subject site.

No unmapped sites appear to have been located at the subject site or within the recommended search distance from the subject site.

Vapor Intrusion:

GEG has performed a Vapor Intrusion Assessment (initial screening) in conformance with the scope and limitations of the Standard Practice E 2600-10 on the property located at 237 West Chapman Avenue, Orange, Orange County, California. In the professional opinion of GEG, an appropriate level of assessment has been conducted consistent with good commercial and customary practice in an effort to minimize liability, and some evidence or indication of potential vapor intrusion conditions (pVIC) or vapor intrusion conditions (VIC) has been revealed. This finding is discussed in the body of the report.

File Review:

Per the ASTM E 1527-13 standards, if a subject site is listed on any database as having a violation, spill, leak incident, leaking underground storage tank system or is listed as a voluntary cleanup site, the Environmental Professional shall conduct research directly with the regulatory agency regarding such and report the findings in the Phase I ESA report. The subject site was listed in the LPST database. No such listings were found for the subject site.

Previous Reports:

An Environmental Assessment (Geophysical Survey, Soil Vapor Investigation and Indoor Air Investigation) were conducted on the subject site, the report for which is dated October 17, 2017. The report was prepared by Athanor Environmental Services.

Based on research conducted, the subject site had consisted of a gasoline service station in the past and was used at the time as an auto repair/servicing facility. The purpose of the report was to conduct a geophysical survey to locate any underground storage tanks, conduct soil vapor sampling and laboratory analysis, and co0nduct indoor air quality sampling and laboratory analysis.

The geophysical survey was conducted on August 28, 2017. No significant magnetic anomaly was identified. All metallic utility lines were located and marked on the ground.

A total of nine probes were installed at the site at depths of 5 feet below grade surface. Soil vapor samples were collected. Low levels of Benzene and Volatile Organic Compounds were found. Because ethylbenzene concentrations detected in certain soil vapor samples analyzed were greater than the RWQCB Tier 1 Screening Level (ESL), it was concluded and recommended that indoor air quality samples be conducted to determine whether or not vapor intrusion of ethylbenzene into indoor air space in significant concentrations had occurred. On July 25, 2017, Athanor conducted air sampling at the subject site.

There is no ESL for sec-butylbenzene, sec-isopropylbenzene, n-propylbenzene, or n-1,3,5-trimethylbenzene in soil vapor.

The ESL for benzene in soil vapor is 0.048 ug/L. One benzene concentration was detected; 0.81 ug/L, above the ESL. This was located near the southwest corner of the site and not near a structure. The ESL for ethylbenzene in soil vapor is 0.56 ug/L. Five of the ethylbenzene concentrations ranged from 1.0 ug/L to 3.5 ug/L, above the ESL. The ESL for Toluene in soil vapor is 160 ug/L. Toluene concentrations detected ranged from nondetect to 02.6 ug/L, below the ESL. The ESL for total xylenes in soil vapor is 52/ug/L. m,p-xylenes ranged from 0.46 ug/L to 11.0 ug/L, and o-xylenes range from 0.22 ug/L to 4.2 ug/L, all below the ESL.

Consequently, indoor air sampling was recommended to determine any vapor intrusion into indoor air.

Concentrations of carbon tetrachloride (PCE) were detected up to 0.53/ug/m3, above the ESL of 0.067 ug/m3, however, consistent with the outdoor air samples. Carbon tetrachloride is a common commercial and industrial cleaning agent. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed no issues for the subject site.

Concentrations of benzene were detected up to 0.92 ug/m3, above the ESL of 0.097 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of perchloroethylene (PCE) were detected up to 2.8 ug/m3, above the ESL of 0.48 ug/m3, however, consistent with the outdoor air samples. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of naphthalene were detected up to 0.69 ug/m3, above the ESL of 0.083 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of 1,2-dichloroethane, toluene, m,p-xylenes, and o-xylenes were below the ESL.

No indoor air sample laboratory result represented an environmental issue for the site. No further investigation or other action was deemed necessary.

Interviews/Questionnaires:

The pre-survey questionnaire and user questionnaire were not completed as of the date of completion of this Phase I ESA. No additional items of environmental significance were expected to be reported in the questionnaires.

Findings:

Inground lifts were noted at the automotive repair spaces. Hydraulic tanks are usually associated with these types of lifts. GEG recommends that the inground hydraulic lifts be inspected regularly. If any leak is encountered, it should be addressed and the tank/s associated with the hydraulic lift/s should be inspected and the subsurface conditions around the tank should be evaluated. If any impacts are found, they should be addressed according to regulatory requirements for such.

Several areas of staining of automobile servicing fluids/oils/lubricants were noted throughout the subject site during the site inspections. All of the areas with staining appear to have been paved with either concrete or asphalt, creating a barrier between any minor spills or leaks and the subsurface. In the case of any cracks in the paved surfaces, the extent of staining is so minimal as not to cause a recognized environmental condition for the subject site. Any spills or leaks should be managed in a manner to ensure that the spills or leak is properly removed from the paved surface. These findings are considered *de minimis* conditions.

An Environmental Assessment (Geophysical Survey, Soil Vapor Investigation and Indoor Air Investigation) were conducted on the subject site, the report for which is dated October 17, 2017. The report was prepared by Athanor Environmental Services.

Based on research conducted, the subject site had consisted of a gasoline service station in the past and was used at the time as an auto repair/servicing facility. The purpose of the report was to conduct a geophysical survey to locate any underground storage tanks, conduct soil vapor sampling and laboratory analysis, and co0nduct indoor air quality sampling and laboratory analysis.

The geophysical survey was conducted on August 28, 2017. No significant magnetic anomaly was identified. All metallic utility lines were located and marked on the ground.

A total of nine probes were installed at the site at depths of 5 feet below grade surface. Soil vapor samples were collected. Low levels of Benzene and Volatile Organic Compounds were found. Because ethylbenzene concentrations detected in certain soil vapor samples analyzed were greater than the RWQCB Tier 1 Screening Level (ESL), it was concluded and recommended that indoor air quality samples be conducted to determine whether or not vapor intrusion of ethylbenzene into indoor air space in significant concentrations had occurred. On July 25, 2017, Athanor conducted air sampling at the subject site.

There is no ESL for sec-butylbenzene, sec-isopropylbenzene, n-propylbenzene, or n-1,3,5-trimethylbenzene in soil vapor.

The ESL for benzene in soil vapor is 0.048 ug/L. One benzene concentration was detected; 0.81 ug/L, above the ESL. This was located near the southwest corner of the site and not near a structure. The ESL for ethylbenzene in soil vapor is 0.56 ug/L. Five of the ethylbenzene concentrations ranged from 1.0 ug/L to 3.5 ug/L, above the ESL. The ESL for Toluene in soil vapor is 160 ug/L. Toluene concentrations detected ranged from nondetect to 02.6 ug/L, below the ESL. The ESL for total xylenes in soil vapor is 52/ug/L. m,p-xylenes ranged from 0.46 ug/L to 11.0 ug/L, and o-xylenes range from 0.22 ug/L to 4.2 ug/L, all below the ESL.

Consequently, indoor air sampling was recommended to determine any vapor intrusion into indoor air.

Concentrations of carbon tetrachloride were detected up to 0.53/ug/m3, above the ESL of 0.067 ug/m3, however, consistent with the outdoor air samples. Carbon tetrachloride is a common commercial and industrial cleaning agent. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed no issues for the subject site.

Concentrations of benzene were detected up to 0.92 ug/m3, above the ESL of 0.097 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of perchloroethylene (PCE) were detected up to 2.8 ug/m3, above the ESL of 0.48 ug/m3, however, consistent with the outdoor air samples. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of naphthalene were detected up to 0.69 ug/m3, above the ESL of 0.083 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of 1,2-dichloroethane, toluene, m,p-xylenes, and o-xylenes were below the ESL.

No indoor air sample laboratory result represented an environmental issue for the site. No further investigation or other action was deemed necessary.

Based on the above, the previous presence of a gasoline service station and the previous and present uses of the subject site are considered historical recognized environmental conditions, that have been addressed.

Opinion:

A data failure is a failure to achieve historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. A data gap is a lack or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. No data gaps were encountered during the course of preparation of this Phase I ESA.

Conclusions/Recommendations:

GEG has performed a Phase I ESA in conformance with the scope and limitations of the Standard Practice E 1527-13 on the property located at 237 West Chapman Avenue, Orange, Orange County, California. In the professional opinion of GEG, an appropriate level of inquiry has been made into the previous ownership and use of the property consistent with good commercial and customary practice in an effort to minimize liability, and no evidence or indication of recognized environmental conditions or controlled recognized environmental conditions has been revealed. Historical recognized environmental conditions were found related to the subject site which appear to have been addressed. No further environmental assessments or investigations are deemed necessary at this time.

2. Introduction

2.1 Project Authorization

Kenny Robles at Plaza Muffler & Trailer Hitches requested that GEG perform a Phase I ESA for a site located at 2437 East 24thStreet, Orange, Orange County, California. This report was prepared by Hani Gabriel, Environmental Professional. This report is prepared for the attention of: **Plaza Muffler & Trailer Hitches.**

2.2 Purpose

The purpose of this Phase I ESA was to gather information regarding recognized environmental conditions pertaining to the subject site. The investigation was conducted and the report was prepared within the scope and limitations of the guidelines in ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The purpose of this standard is to define good commercial and customary practice in the United States 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) and petroleum products. This practice permits a user to satisfy one of the requirements to qualify the user for the innocent landowner, contiguous property owner, or prospective purchaser limitations on CERCLA liability.

The practice constitutes all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice. The goal of the processes established by this practice is to identify recognized environmental conditions.

Recognized Environmental Condition" definition: "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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."

Historical Recognized Environmental Condition" definition: "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 residential use_criteria established by a regulatory authority, without subjecting the property to any required controls. Before labeling the past release an HREC, the Environmental Professional must determine whether the past release is a REC at the time the Phase I ESA is conducted. If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC."

Controlled Recognized Environmental Condition" definition: "a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed remaining in place subject to the implementation of required controls."

A release is defined as any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance, pollutant, or contaminant.

In conjunction with the subject site, a facility is defined as any building, structure, installation, equipment, pipe or pipeline, well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, or aircraft or any site or area where a hazardous substance has been deposited, stored, disposed of, or placed, or otherwise come to be located, but does not include any consumer product in consumer use or any vessel.

Owner or operator is defined as any person owning or operating a facility or the person who owned, operated, or otherwise controlled activities at a facility immediately prior to such facility's transfer to a unit of state or local government due to bankruptcy, foreclosure, tax delinquency, abandonment or similar means. Owner or operator does not include a person, who, without participating in the management of a facility, holds indicia of ownership primarily to protect his security interest in the facility (secured creditor exemption).

Certain elements must be established by a plaintiff before a defendant may be found liable under CERCLA for response costs at a site. Assuming all the elements of liability exist, a party may still avoid CERCLA liability by meeting one of the so-called affirmative defenses. They provide that a party shall not be liable if it can establish by a preponderance of the evidence that the release or threat of release of a hazardous substance and the damages resulting therefore were caused solely by: an act of God, an act of war, or the third party defense, which includes the innocent landowner defense. All appropriate inquiry must be undertaken by the defendant to establish that the defendant did not know and had no reason to know of hazardous substances in regard to the subject property.

It entails independent investigations by environmental professionals of key issues or facts related to potential environmental liabilities associated with the property transaction. It is an investigation of the real property conducted in order to determine or discover the obviousness of the presence or likely presence of a release or threatened release of hazardous substances on the real property and adjacent properties.

2.3 Scope of Services

Gabriel Environmental Group's (GEG) scope of services included the following: a review of reasonably ascertainable records (information that is publicly available, obtainable within reasonable time and cost constraints, and practically reviewable) from ASTM standard sources and written inquiries regarding the site, site reconnaissance, interviews (via telephone or in person), and preparation of this report detailing findings, opinions, and conclusions. The items listed below were not considered part of the scope of work for this Phase I ESA: subsurface exploration, air, soil or groundwater sampling, asbestos-containing building materials, lead-based paint, radon, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, ecological resources, endangered species, health and safety, industrial hygiene, indoor air quality, biological agents, mold, or controlled substances.

2.4 Significant Assumptions

This ESA is subject to the accuracy of information reviewed and to the limitations of the personal recollections of persons interviewed. GEG cannot and does not warrant or guarantee that information provided by other sources is accurate or complete. Per E1527-13, an environmental professional may rely on information provided unless he or she has actual knowledge that certain information is incorrect.

2.5 Limitations and Exceptions

The conclusions included in this report are intended to assist the user in evaluating potential environmental risks associated with real estate transactions.

The visual inspection was not limited due to weather concerns or dense vegetation.

GEG does not represent that the site referred to herein contains hazardous or toxic substances or other latent conditions beyond those observed during the site assessment. GEG does not assume responsibility for the discovery of any special resources, nor does it assume responsibility for the elimination of hazards or adverse conditions that may cause accidents, injuries, damage, client liabilities, or environmentally adverse conditions. GEG assumes no responsibility if hidden environmental conditions are discovered.

The conclusions in this report are based on the findings of the Phase I investigation described herein. Such an assessment can never absolutely conclude that a site does not contain hazardous materials inside structures, on its surface, or in its subsurface or that any such materials have not impacted the condition of the site. As long as the assessment is conducted properly and all due considerations are made, a degree of assurance can be achieved. The degree of assurance is determined by the amount of available information, scope of the assessment, and complexity of analyses performed. An absolute warranty can never be expressed or implied that no environmental liabilities exist on the site.

The professional opinions expressed herein do not represent scientific certainties. All recommendations, findings, and conclusions stated in the report are based upon conditions, operations, and practices (facts and circumstances) as observed at the time that this report was prepared (e.g. federal, state, local law, rules, regulations, and other matters that GEG deemed relevant). A change in any fact or circumstances upon which this report is based may adversely affect the recommendations, findings, and conclusions presented in it.

The information obtained in the preparation of this report is not all inclusive and should not be construed as such but provides reasonable ascertainable and practically reviewable information regarding this project. A normal standard of care has been taken in compiling this report. GEG is not responsible for any errors, omissions, or inaccuracies in reasonable ascertainable information or undisclosed environmental conditions.

The conclusions in this report are based on current environmental regulations as of the date of this report.

2.6 Special Terms and Conditions

A contract between the client and GEG is attached at the end of this report. Any special terms and conditions are set forth in this contract.

2.7 User Reliance

This report is prepared for the sole and exclusive use of GEG's clients and their representatives and may not be dispersed, disclosed to, or relied upon, in whole or in part, by any other persons or entities without the prior written consent of GEG.

2.8 Conflict Certification

Gabriel Environmental Group (GEG) has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; and GEG has no personal interest with respect to the subject matter of the Environmental Assessment Report or the parties involved and GEG has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

3. Site Description

3.1 Location and Legal Description

Gabriel Environmental Group (GEG) was retained to perform a Phase I Environmental Site Assessment (ESA) on an improved tract of land located along both the northerly right-of-way line of West Chapman Avenue and the easterly right-of-way line of North Lemon Street, at the northeast corner of the intersection of the said roadways, in the City of Orange, Orange County, California. The subject site is roughly shaped in the form of a rectangle. The subject site consists of a tract of land totaling approximately 0.264 of an acre legally described as follows; Lot 19, Block D, Tract 532, Orange County, CA. The Assessor Parcel Number for the subject site is 039-173-10. The subject site is geographically located at latitude 33.7881370 and longitude 117.8550160. Its physical address is 237 West Chapman Avenue, Orange, California.

3.2 Site and Vicinity General Characteristics

The site under consideration in this project, or the designated property in review, consists of a tract of land totaling approximately 0.264 of an acre (11,526 SF) that is improved with several commercial structures. The subject property is currently used as an auto repair/servicing facility known as Plaza Muffler and Trailer Hitches.

3.5 Site Utilities

The City of Orange supplies water, and sanitary sewage facilities for the general area where the subject site is located. Gas is supplied by a private utility company.

3.6 Current Uses of Adjoining Properties

To the south of the subject site is West Chapman Avenue, across from which are commercial and restaurant facilities. To the north are commercial and restaurant facilities. To the west is North Lemon Street, across from which are commercial and restaurant facilities. To the east is a bar/restaurant, beyond which is a strip commercial shopping center.

4. User Provided Information

4.1 Title Records

A historical chain-of-title search was not within the scope-of-work to be provided by GEG. A title search was not available and was not provided to GEG by the client before this report was completed.

4.2 Environmental Liens and Activity and Use Limitations

Activity and use limitations are legal or physical restrictions or limitations of the use of, or access to, a site or facility. They are used to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property or to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property. AULs indicate that residual levels of hazardous substances or petroleum products may be present on a property. No activity and use limitations were identified in the databases searched and listed in the EDR Report.

4.3 Reason for Performing the Phase I ESA

The Phase I is being prepared to identify any recognized environmental conditions, to identify any potential environmental conditions that could materially impact the operation of his future busies, and to satisfy one of the requirements to qualify for one of the landowner liability protections (a defense to CERCLA liability).

4.4 Prior Environmental Reports

An Environmental Assessment (Geophysical Survey, Soil Vapor Investigation and Indoor Air Investigation) were conducted on the subject site, the report for which is dated October 17, 2017. The report was prepared by Athanor Environmental Services.

Based on research conducted, the subject site had consisted of a gasoline service station in the past and was used at the time as an auto repair/servicing facility. The purpose of the report was to conduct a geophysical survey to locate any underground storage tanks, conduct soil vapor sampling and laboratory analysis, and co0nduct indoor air quality sampling and laboratory analysis.

The geophysical survey was conducted on August 28, 2017. No significant magnetic anomaly was identified. All metallic utility lines were located and marked on the ground.

A total of nine probes were installed at the site at depths of 5 feet below grade surface. Soil vapor samples were collected. Low levels of Benzene and Volatile Organic Compounds were found. Because ethylbenzene concentrations detected in certain soil vapor samples analyzed were greater than the RWQCB Tier 1 Screening Level (ESL), it was concluded and recommended that indoor air quality samples be conducted to determine whether or not vapor intrusion of ethylbenzene into indoor air space in significant concentrations had occurred. On July 25, 2017, Athanor conducted air sampling at the subject site.

There is no ESL for sec-butylbenzene, sec-isopropylbenzene, n-propylbenzene, or n-1,3,5-trimethylbenzene in soil vapor.

The ESL for benzene in soil vapor is 0.048 ug/L. One benzene concentration was detected; 0.81 ug/L, above the ESL. This was located near the southwest corner of the site and not near a structure. The ESL for ethylbenzene in soil vapor is 0.56 ug/L. Five of the ethylbenzene concentrations ranged from 1.0 ug/L to 3.5 ug/L, above the ESL. The ESL for Toluene in soil vapor is 160 ug/L. Toluene concentrations detected ranged from nondetect to 02.6 ug/L, below the ESL.

The ESL for total xylenes in soil vapor is 52/ug/L. m,p-xylenes ranged from 0.46 ug/L to 11.0 ug/L, and o-xylenes range from 0.22 ug/L to 4.2 ug/L, all below the ESL.

Consequently, indoor air sampling was recommended to determine any vapor intrusion into indoor air.

Concentrations of carbon tetrachloride were detected up to 0.53/ug/m3, above the ESL of 0.067 ug/m3, however, consistent with the outdoor air samples. Carbon tetrachloride is a common commercial and industrial cleaning agent. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed no issues for the subject site.

Concentrations of benzene were detected up to 0.92 ug/m3, above the ESL of 0.097 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of perchloroethylene (PCE) were detected up to 2.8 ug/m3, above the ESL of 0.48 ug/m3, however, consistent with the outdoor air samples. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of naphthalene were detected up to 0.69 ug/m3, above the ESL of 0.083 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of 1,2-dichloroethane, toluene, m,p-xylenes, and o-xylenes were below the ESL.

No indoor air sample laboratory result represented an environmental issue for the site. No further investigation or other action was deemed necessary.

5. Records Review

5.1 Standard Environmental Record Sources

EDR, a third party database company, provided information from State and Federal governmental agencies (directly or through secondary sources). A review of the EDR Report was conducted to identify past and present land use activities that could impact the subject site. A summary of pertinent information on the subject property and its surrounding area (provided by EDR) is given below. GEG requested that EDR provide information using the approximate minimum search distance set forth in ASTM E 1527-13.

The subject site was listed in the EDR Historical Auto Station database, under the following listings:

2014 Hoffman Radiator Service Powertrain Components Repair Services
2013 Hoffman Radiator Service Powertrain Components Repair Services
2012 Hoffman Radiator Service Powertrain Components Repair Services
2011 Hoffman Radiator Service Powertrain Components Repair Services
2010 Hoffman Radiator Service Powertrain Components Repair Services
2009 Hoffman Radiator Service Powertrain Components Repair Services
2008 Hoffman Radiator Service Powertrain Components Repair Services
2007 Hoffman Radiator Service Powertrain Components Repair Services
2006 Hoffman Radiator Service Powertrain Components Repair Services
2005 Hoffman Radiator Service Powertrain Components Repair Services
2004 Hoffman Radiator Service Powertrain Components Repair Services
2003 Hoffman Radiator Service Powertrain Components Repair Services

2002 Hoffman Radiator Service Powertrain Components Repair Services
2001 Hoffman Radiator Service Powertrain Components Repair Services
2000 Hoffman Radiator Service Powertrain Components Repair Services
1999 Hoffman Radiator Service Powertrain Components Repair Services
1998 Hoffman Radiator Service Powertrain Components Repair Services
1997 Hoffman Radiator Service Powertrain Components Repair Services
1996 Hoffman Radiator Service Powertrain Components Repair Services
1995 Hoffman Radiator Service Powertrain Components Repair Services
1994 Hoffman Radiator Service Powertrain Components Repair Services
1993 Hoffman Radiator Service Powertrain Components Repair Services
1992 Hoffman Radiator Service Powertrain Components Repair Services
1991 Hoffman Radiator Service Powertrain Components Repair Services
1990 Hoffman Radiator Service Powertrain Components Repair Services
1989 Hoffman Radiator Service Powertrain Components Repair Services
1988 Plaza Mufflers Automotive Repair Shops
1988 Hoffman Radiator Service Automotive Repair Shops
1987 Hoffman Radiator Service General Automotive Repair Shops
1987 Plaza Mufflers Automotive Repair Shops
1986 Hoffman Radiator Service General Automotive Repair Shops
1986 Plaza Mufflers Automotive Repair Shops
1985 Orange Plaza Muffler Automotive Repair Shops
1983 Hoffman Radiator Service General Automotive Repair Shops
1983 Orange Plaza Muffler Automotive Repair Shops
1982 Hoffman Radiator Service General Automotive Repair Shops
1982 Orange Plaza Muffler Automotive Repair Shops
1980 Hoffman Radiator Service General Automotive Repair Shops
1980 Orange Plaza Muffler Automotive Repair Shops
1979 Orange Plaza Muffler Automotive Repair Shops
1979 Hoffman Radiator Service General Automotive Repair Shops
1978 Hoffman Radiator Service General Automotive Repair Shops
1978 Orange Plaza Muffler Automotive Repair Shops
1977 Hoffman Radiator Service General Automotive Repair Shops
1976 Hoffman Radiator Service Automotive Repair Shops
1975 Hoffman Radiator Service Automotive Repair Shops
1974 Hoffman Radiator Service Automotive Repair Shops
1973 Hoffman Radiator Service Automotive Repair Shops
1972 Hoffman Radiator Service Automotive Repair Shops
1971 Hoffman Radiator Service Automotive Repair Shops
1970 Hoffman Radiator Service Automotive Repair Shops
1969 Hoffman Radiator Service Automotive Repair Shops
1945 Mccuist H Auto Repairing
1945 Richfield D Service Auto Service Stations
1936 Friedman N Service E Auto Service Stations
1925 Williams J B Service Stations

The findings are discussed in the report.

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

No unmapped sites appear to have been located at the subject site or within the recommended search distance from the subject site.

5.1.1 SEMS (Superfund Enterprise Management System):

SEMS tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. No SEM sites were noted within a half of a mile radius from the subject site.

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site. One SEMS-Archive site was found within a one mile radius from the subject site. Based on this facility's topographical elevation, reported status and/or its distance from the site, it was not deemed likely to constitute a significant environmental risk to the subject site.

5.1.2 National Priorities List (NPL) Sites:

The National Priority List (NPL) identifies those sites that are currently involved in CERCLA or Superfund actions related to abandoned or inactive hazardous wastes. It is compiled from the designated CERCLIS list. NPL sites are prioritized as to their significant risk to human health and the environment. This list targets those sites to receive remedial funding under CERCLA. The NPL lists the nation's highest priority sites for remedial action. Only NPL sites can receive CERCLA funding. According to the environmental database search, no NPL sites were found within a mile radius from the subject site.

5.1.3 Resource Conservation and Recovery Act (RCRA) Sites

The RCRA notifiers list identifies those facilities that indicate that they generate, transport, treat, store, or dispose of hazardous waste regulated under the Resource Conservation Recovery Act of 1976 (RCRA). RCRA is an amendment to the first piece of Federal Solid Waste legislation called the Solid Waste Disposal Act of 1965. RCRA was amended in 1980 and most recently in 1984 by HSWA (Hazardous and Solid Waste Amendments of 1984). This list is compiled by the EPA. All generators are required to have US EPA ID numbers on all waste manifest disposal records. The extent to which these facilities actually handle such wastes varies greatly from small-quantity generators to active treatment, storage, and disposal facilities.

Based on the environmental database review, two CORRACTS, one RCRA-TSDF, 12 RCRA-SQG and three RCRA-NLR registered facilities were found located within a quarter of a mile radius from the subject site. Based on these facilities' topographical elevation, reported status and/or their distances from the site, they were not deemed likely to constitute a significant environmental risk to the subject site.

5.1.5 Petroleum Storage Tanks (PST's)

According to the database review, two registered underground storage tank (UST) sites were found located within a quarter of a mile radius from the subject property. Based on these facilities' topographical elevation, reported status and/or their distances from the site, they were not deemed likely to constitute a significant environmental risk to the subject site.

HIST UST is a Historical UST Registered Database. A review of the HIST UST list, as provided by EDR, has revealed that there are 15 HIST UST site within approximately a quarter of a mile from the target property. Based on their reported status, these facilities were not deemed likely to constitute an environmental risk to the subject site. However, they must be monitored periodically to detect any changes to their reported status.

SWEEPS (Statewide Environmental Evaluation and Planning System) is the underground storage tank listing, updated and maintained by a company contacted by the SWRCB in the early 1980s. The listing is no longer updated or maintained. According to the database review, one SWEEPS UST site was found within a quarter of a mile radius from the subject site. Based on this facility's topographical elevation, reported status and/or its distance from the site, it was not deemed likely to constitute a significant environmental risk to the subject site.

CA FID is the Facility Inventory Database that contains active and inactive underground storage tank locations. The source of this information is from the State Water Resource Control Board. According to the database review, three CA FID sites were found within a quarter of a mile radius from the subject site. Based on their topographical elevation, reported status and/or their distances from the site, the facilities found were not deemed likely to constitute a significant environmental risk to the subject site.

5.1.6 Leaking Petroleum Storage Tanks within the ASTM Search Area

The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System. According to the environmental database review, 14 registered LUST (Leaking Underground Storage Tank) facilities were found located within a half of a mile radius from the subject property. Based on these facilities' topographical elevation, reported status and/or their distances from the site, they were not deemed likely to constitute a significant environmental risk to the subject site.

California Regional Water Quality Control Board's SLIC (spills, leaks, investigation, and cleanups) records contain any sites that impact groundwater or have the potential to impact groundwater. A review of California SLIC lists revealed the presence of one SLIC site within a quarter of a mile radius from the subject site. Based on this facility's topographical elevation, reported status and/or its distance from the site, it was not deemed likely to constitute a significant environmental risk to the subject site.

5.1.7 Spill Incidents

The ERNS database lists incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. According to the environmental database review, no ERNS sites were found located within a quarter of a mile radius from the subject property.

5.1.8 California Voluntary Cleanup Program Sites

VCP: Voluntary Cleanup Program Properties. Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. One VCP site was found within a one mile radius from the subject site. Based on this facility's topographical elevation, reported status and/or its distance from the site, it was not deemed likely to constitute a significant environmental risk to the subject site.

5.1.9 Tribal Records

According to EDR, no Indian reservation was found within a mile radius of the subject site.

5.1.10 Activity and Use Limitations (AULs)

AUL sites are sites that have institutional controls. According to the environmental database review, no AUL sites were located within half a mile from the subject property.

5.1.11 Other

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL), State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. A review of the ENVIROSTOR list, as provided by EDR, has revealed that there are 13 ENVIROSTOR sites within approximately a mile of the target property. Based on these facilities' reported status and/or their distances away, they were not deemed likely to constitute an environmental risk to the subject site.

According to the environmental database review, three registered Drycleaners facilities were found located within a quarter of a mile radius from the subject property. Based on these facilities' topographical elevation, reported status and/or their distances from the site, they were not deemed likely to constitute a significant environmental risk to the subject site.

A review of HIST CORTESE list, as provided by EDR, has revealed that there are five HIST CORTESE sites within approximately half of a mile of the target property. This database identifies public drinking water wells with detectable level of contamination, hazardous substance site selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is California Environmental Protection Agency/Office of Emergency Information. Based on these facilities' reported status and/or their distances away, they were not deemed likely to constitute an environmental risk to the subject site.

The following were also found in the databases: WMUDS/SWAT; one site, HWP; three sites, HWT; one site, EDR MGP; one site, EDR US Historical Auto Stations; 14 sites and EDR Historical Cleaners; 11 sites. Other than the listings for the subject site, the other listings were not deemed to constitute an environmental concern to the subject site.

5.1.12 Vapor Intrusion Assessment

GEG has performed a Vapor Intrusion Assessment (initial screening) in conformance with the scope and limitations of the Standard Practice E 2600-10 on the property located at 237 West Chapman Avenue, Orange, Orange County, California. In the professional opinion of GEG, an appropriate level of assessment has been conducted consistent with good commercial and customary practice in an effort to minimize liability, and some evidence or indication of potential vapor intrusion conditions (pVIC) or vapor intrusion conditions (VIC) has been revealed. This finding is discussed in the body of the report.

5.2 Additional Environmental Record Sources

GEG inquired about emergency responses and other incidents that could have occurred at the subject site.

5.2.1 Property Tax

GEG was able to obtain parcel map information from the Orange County Assessor's website, which is attached in the appendix section of the report.

5.2.2 California UST and LPST databases

The State UST and LPST databases were searched to find out if the subject site was listed in either or both databases.

5.3 Physical Setting Sources

Potential receptors are surface or subsurface features present or adjacent to the site. These include storm sewer inlets, sanitary sewer manholes/subsurface piping, underground telephone utilities, and natural receptors that are in the vicinity of the property in review.

5.3.1 Topographical Maps

Under natural, undisturbed conditions, shallow groundwater flow generally follows the surface topography of the land. However, localized conditions may alter groundwater flow. According to the United States Geological Survey (USGS) 7.5 Minute Topographical Maps, Orange Quadrangle, which covers the area in review, the subject property is located at an elevation of 186 feet above sea level.

5.3.2 Geology

A Custom Soil Resource Report is attached at the end of the report.

5.3.3 Flood Zone

Flood Insurance Rate Maps, published by FEMA, were reviewed. The subject property appears to be located in Flood Zone X, which is defined as areas outside the 500-year flood plain with less than 0.2% annual probability of flooding.

5.4 Historical Use Information on the Property

5.4.1 Aerial Photographs:

A historical aerial photograph search was conducted on the subject property. The aerial photographs obtained are from 1938, 1946, 1952, 1963, 1966, 1972, 1977, 1985, 1989, 1995, 2005, 2009, 2010 and 2012. The aerial photographs were reviewed for visual evidence of past land usage that could have adversely impacted the subject site or properties surrounding the site. The aerial photograph review is primarily applicable for general site use chronology. Most of the aerials reviewed are not of large enough scale or of sufficient clarity to depict site-specific conditions. The subject site has been developed during the periods in review.

5.4.2 Topographic Maps:

A historical topographic map search was conducted on the subject property to evaluate potential liability on the target property and its surrounding area, resulting from past activities. A topographic map is a color-coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topographic maps show the shape, elevation, and development of the terrain in precise detail by using contour lines and color-coded symbols. The historical topographic maps obtained for the subject site are from 1894, 1896, 1898, 1900, 1902, 1920, 1921, 1924, 1926, 1953, 1966, 1972, 1981, 1994, 1995, and 2012. No potential environmental issues were noted on the subject property.

5.4.3 Sanborn Fire Insurance Maps:

GEG rreviewed historical Sanborn Fire Insurance maps on the subject property to evaluate present and past land uses, structures, improvements, and historical development of the subject site and surrounding properties. EDR was contacted and asked to obtain the maps. The maps were obtained from 1887, 1888, 1891, 1894, 1905, 1909, 1922, 1929, 1950 and 1954. The subject site is not depicted in the map from 1887 to 1891. The subject site consisted of undeveloped land in the maps from 1891 to 1922. The subject site is depicted as being occupied by a gas station and auto repair facilities from 1929 until at least 1954. The findings are discussed in the report.

5.4.4 City Directory Search:

A city directory search was conducted for the site. During the search, business directories including city, cross-reference, and telephone directories were reviewed, if available. The following tenants were noted at the subject site:

1995 Hoffman Radiator Service, Orange Plaza Mufflers, Plaza Mufflers, Today's Furniture
1991 Hoffman Radiator Service, Orange Plaza Mufflers
1986 Hoffman Radiator Service, Orange Plaza Muffler
1980 Hoffman Radiator Service, Orange Plaza Muffler
1975 Hoffman Radiator Service
1970 Hoffman Radiator Service
1966 Brewers Enco Service, Enco Products Service Stations, Hoffman Radiator Service
1965 Brewers Enco Service, Hoffmans Radiator Service
1955 Brewers Richfield Service, Hoffman Radiator Service
1950 Brewer Richfield Service, Hoffman Radiator Service
1946 Brewer & Metcalf Richfield Service
1941 Walt & Larry's Service
1936 H H Hill Tires of Friedman Service
1930 Donovan & Larry (Service Station), H H Hill (Auto Wash Rack), N J Paulsen (Auto Electric)
1925 J B Williams Service station

The findings are discussed in the report.

5.4.5 Historical Chain-of-Title Records

A historical chain-of-title was not provided or requested for this study. The historical uses of the property were researched using other data sources.

5.4.7 Zoning/Land Use

GEG understands that there are zoning restrictions for the area where the subject property is situated.

5.4.8 Additional Records

No additional historical records were included in the preparation of this report.

5.4.8.1 Historical Assessments

An Environmental Assessment (Geophysical Survey, Soil Vapor Investigation and Indoor Air Investigation) were conducted on the subject site, the report for which is dated October 17, 2017. The report was prepared by Athanor Environmental Services.

Based on research conducted, the subject site had consisted of a gasoline service station in the past and was used at the time as an auto repair/servicing facility. The purpose of the report was to conduct a geophysical survey to locate any underground storage tanks, conduct soil vapor sampling and laboratory analysis, and co0nduct indoor air quality sampling and laboratory analysis.

The geophysical survey was conducted on August 28, 2017. No significant magnetic anomaly was identified. All metallic utility lines were located and marked on the ground.

A total of nine probes were installed at the site at depths of 5 feet below grade surface. Soil vapor samples were collected. Low levels of Benzene and Volatile Organic Compounds were found. Because ethylbenzene concentrations detected in certain soil vapor samples analyzed were greater than the RWQCB Tier 1 Screening Level (ESL), it was concluded and recommended that indoor air quality samples be conducted to determine whether or not vapor intrusion of ethylbenzene into indoor air space in significant concentrations had occurred. On July 25, 2017, Athanor conducted air sampling at the subject site.

There is no ESL for sec-butylbenzene, sec-isopropylbenzene, n-propylbenzene, or n-1,3,5-trimethylbenzene in soil vapor.

The ESL for benzene in soil vapor is 0.048 ug/L. One benzene concentration was detected; 0.81 ug/L, above the ESL. This was located near the southwest corner of the site and not near a structure. The ESL for ethylbenzene in soil vapor is 0.56 ug/L. Five of the ethylbenzene concentrations ranged from 1.0 ug/L to 3.5 ug/L, above the ESL. The ESL for Toluene in soil vapor is 160 ug/L. Toluene concentrations detected ranged from nondetect to 02.6 ug/L, below the ESL. The ESL for total xylenes in soil vapor is 52/ug/L. m,p-xylenes ranged from 0.46 ug/L to 11.0 ug/L, and o-xylenes range from 0.22 ug/L to 4.2 ug/L, all below the ESL.

Consequently, indoor air sampling was recommended to determine any vapor intrusion into indoor air.

Concentrations of carbon tetrachloride were detected up to 0.53/ug/m3, above the ESL of 0.067 ug/m3, however, consistent with the outdoor air samples. Carbon tetrachloride is a common commercial and industrial cleaning agent. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed no issues for the subject site.

Concentrations of benzene were detected up to 0.92 ug/m3, above the ESL of 0.097 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of perchloroethylene (PCE) were detected up to 2.8 ug/m3, above the ESL of 0.48 ug/m3, however, consistent with the outdoor air samples. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of naphthalene were detected up to 0.69 ug/m3, above the ESL of 0.083 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of 1,2-dichloroethane, toluene, m,p-xylenes, and o-xylenes were below the ESL.

No indoor air sample laboratory result represented an environmental issue for the site. No further investigation or other action was deemed necessary.

6. Site Reconnaissance

6.1 Methodology and Limiting Conditions

A GEG representative conducted a walking survey of the subject property to visually observe the site and structures on the site to the extent that they were not obstructed by bodies of water, adjacent buildings, or other obstacles. The objective of the site reconnaissance was to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

The adjoining properties were observed from the site to determine if there was potential for impact to the site by recognized environmental conditions in connection with the adjacent properties.

No physical obstructions such as dense vegetation or water were present to obscure the site during the site inspection.

6.2 General Site Setting

The site is located in the City of Orange, California, in an area that is developed with commercial uses.

6.3.1 Water and Sewage Systems

No water wells or septic tanks were noted at the subject site.

6.3.2 Hazardous Substance and Petroleum Product Use, Storage, Treatment, and Disposal

The subject facilities are used for automobile repair and servicing. Therefore, on the property in review, inside the workshop areas, were noted 55-gallon drums containing automotive fluids, air compressors, mechanical and testing equipment and gauges, automotive fluids, solvents, new and old batteries and anti-freeze drums. The new oil tank and the drums containing the waste fluids and their contents appear to be dispensed in a controlled fashion, thus reducing the risk for spills or leak incidents. According to an interview with the facility's manager, the waste oil containers, spent solvent, and used oil filters are picked up on a regular basis by licensed contractors. None of these containers appeared to have piping or other components that made penetrations through the concrete slabs on which they sit. Therefore, a subsurface release was not suspected. The floors in the buildings and grounds throughout the property appeared to be generally clean and absent of significant staining or discoloration.

Staining would have been indicative of spills or improper or irresponsible handling of wastes on site. The presence and use of the automotive repair related fluids at the subject site was not deemed likely to constitute a significant environmental concern at this time.

Inground lifts were noted at the automotive repair spaces. Hydraulic tanks are usually associated with these types of lifts. GEG recommends that the inground hydraulic lifts be inspected regularly. If any leak is encountered, it should be addressed and the tank/s associated with the hydraulic lift/s should be inspected and the subsurface conditions around the tank should be evaluated. If any impacts are found, they should be addressed according to regulatory requirements for such.

Several areas of staining of automobile servicing fluids/oils/lubricants were noted throughout the subject site during the site inspections. All of the areas with staining appear to have been paved with either concrete or asphalt, creating a barrier between any minor spills or leaks and the subsurface. In the case of any cracks in the paved surfaces, the extent of staining is so minimal as not to cause a recognized environmental condition for the subject site. Any spills or leaks should be managed in a manner to ensure that the spills or leak is properly removed from the paved surface. These findings are considered *de minimis* conditions.

6.3.4 PCB Containing Power Equipment

Polychlorinated biphenyls (PCBs), a hazardous group of chlorinated aromatic hydrocarbons, were used in a wide range of products including hydraulic and electrical equipment. PCB-containing equipment has the potential to cause soil and groundwater contamination. During the site visit, the property was surveyed for the presence of power transformers and other potential PCB containing electrical equipment. In accordance with State regulations, PCB containing transformers have been banned from use in California. Therefore, the presence of such in the transformers was not deemed likely.

6.3.5 Landfill Activity

A landfill is a disposal facility or part of a facility where hazardous waste is placed in or on land and which is not a land treatment facility, a surface impoundment, or an injection well. According to the EPA, a landfill is defined as an engineered (by excavation or construction) or natural hole in the ground where wastes have been disposed and are covered by backfilling or by contemporaneous soil deposition with waste disposal, covering wastes from view. The problems that the agency deems to be associated with landfills are the migration of leachate and wastes from it into the ground and adjacent surface and subsurface waters, subsidence of the ground in and above it, methane gas generation, the formation of pockets within it, and erosion. During the site visit, the subject site and area surrounding the property was surveyed for the evidence of landfill activity. None was found.

6.3.7 Oil/Gas Wells

No evidence of oil/gas wells, storage tanks, or associated piping was discovered on the site during the site inspection.

6.3.8 Pipeline Easements

No pipeline easements were noted on the subject property during the site inspection.

6.3.9 Municipal Solid Waste Disposal

Municipal or contracted solid waste pick-up is available for the subject site.

6.3.10 Surface Water Drainage

The subject property appeared to be well drained.

6.5 Exterior Observations at Adjoining Properties

To the south of the subject site is West Chapman Avenue, across from which are commercial and restaurant facilities. To the north are commercial and restaurant facilities. To the west is North Lemon Street, across from which are commercial and restaurant facilities. To the east is a bar/restaurant, beyond which is a strip commercial shopping center.

7. Interviews/Questionnaires

The pre-survey questionnaire and user questionnaire were not completed as of the date of completion of this Phase I ESA. No additional items of environmental significance were expected to be reported in the questionnaires.

8. Findings

Inground lifts were noted at the automotive repair spaces. Hydraulic tanks are usually associated with these types of lifts. GEG recommends that the inground hydraulic lifts be inspected regularly. If any leak is encountered, it should be addressed and the tank/s associated with the hydraulic lift/s should be inspected and the subsurface conditions around the tank should be evaluated. If any impacts are found, they should be addressed according to regulatory requirements for such.

Several areas of staining of automobile servicing fluids/oils/lubricants were noted throughout the subject site during the site inspections. All of the areas with staining appear to have been paved with either concrete or asphalt, creating a barrier between any minor spills or leaks and the subsurface. In the case of any cracks in the paved surfaces, the extent of staining is so minimal as not to cause a recognized environmental condition for the subject site. Any spills or leaks should be managed in a manner to ensure that the spills or leak is properly removed from the paved surface. These findings are considered *de minimis* conditions.

An Environmental Assessment (Geophysical Survey, Soil Vapor Investigation and Indoor Air Investigation) were conducted on the subject site, the report for which is dated October 17, 2017. The report was prepared by Athanor Environmental Services.

Based on research conducted, the subject site had consisted of a gasoline service station in the past and was used at the time as an auto repair/servicing facility. The purpose of the report was to conduct a geophysical survey to locate any underground storage tanks, conduct soil vapor sampling and laboratory analysis, and co0nduct indoor air quality sampling and laboratory analysis.

The geophysical survey was conducted on August 28, 2017. No significant magnetic anomaly was identified. All metallic utility lines were located and marked on the ground.

A total of nine probes were installed at the site at depths of 5 feet below grade surface. Soil vapor samples were collected. Low levels of Benzene and Volatile Organic Compounds were found. Because ethylbenzene concentrations detected in certain soil vapor samples analyzed were greater than the RWQCB Tier 1 Screening Level (ESL), it was concluded and recommended that indoor air quality samples be conducted to determine whether or not vapor intrusion of ethylbenzene into indoor air space in significant concentrations had occurred. On July 25, 2017, Athanor conducted air sampling at the subject site.

There is no ESL for sec-butylbenzene, sec-isopropylbenzene, n-propylbenzene, or n-1,3,5-trimethylbenzene in soil vapor.

The ESL for benzene in soil vapor is 0.048 ug/L. One benzene concentration was detected; 0.81 ug/L, above the ESL. This was located near the southwest corner of the site and not near a structure. The ESL for ethylbenzene in soil vapor is 0.56 ug/L. Five of the ethylbenzene concentrations ranged from 1.0 ug/L to 3.5 ug/L, above the ESL. The ESL for Toluene in soil vapor is 160 ug/L. Toluene concentrations detected ranged from nondetect to 02.6 ug/L, below the ESL. The ESL for total xylenes in soil vapor is 52/ug/L. m,p-xylenes ranged from 0.46 ug/L to 11.0 ug/L, and o-xylenes range from 0.22 ug/L to 4.2 ug/L, all below the ESL.

Consequently, indoor air sampling was recommended to determine any vapor intrusion into indoor air.

Concentrations of carbon tetrachloride were detected up to 0.53/ug/m3, above the ESL of 0.067 ug/m3, however, consistent with the outdoor air samples. Carbon tetrachloride is a common commercial and industrial cleaning agent. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed no issues for the subject site.

Concentrations of benzene were detected up to 0.92 ug/m3, above the ESL of 0.097 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of perchloroethylene (PCE) were detected up to 2.8 ug/m3, above the ESL of 0.48 ug/m3, however, consistent with the outdoor air samples. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of naphthalene were detected up to 0.69 ug/m3, above the ESL of 0.083 ug/m3, however, consistent with the outdoor air samples. It was reasonable to assume that the indoor benzene concentrations resulted from outdoor benzene concentrations, and probably from nearby vehicle exhaust. It was concluded that the condition did not result from subslab vapor intrusion, cannot be remedied, and posed not issues for the subject site.

Concentrations of 1,2-dichloroethane, toluene, m,p-xylenes, and o-xylenes were below the ESL.

No indoor air sample laboratory result represented an environmental issue for the site. No further investigation or other action was deemed necessary.

Based on the above, the previous presence of a gasoline service station and the previous and present uses of the subject site are considered historical recognized environmental conditions, that have been addressed.

9. Opinion

A data failure is a failure to achieve historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. A data gap is a lack or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. No data gaps were encountered during the course of preparation of this Phase I ESA.

10. Conclusions

GEG has performed a Phase I ESA in conformance with the scope and limitations of the Standard Practice E 1527-13 on the property located at 237 West Chapman Avenue, Orange, Orange County, California. In the professional opinion of GEG, an appropriate level of inquiry has been made into the previous ownership and use of the property consistent with good commercial and customary practice in an effort to minimize liability, and no evidence or indication of recognized environmental conditions or controlled recognized environmental conditions has been revealed. Historical recognized environmental conditions were found related to the subject site which appear to have been addressed. No further environmental assessments or investigations are deemed necessary at this time.

11. Deviations

Other than listed above in this report, GEG did not deviate from ASTM E 1527-13.

12. Additional Services

No additional services, such as asbestos or lead-based paint surveys, were conducted.

13. References

13.1 Regulatory Records and Public Documents:

The third party database companies who provided the information presented in the report is EDR.

13.2 Published References:
13.2.1 American Society for Testing and Materials (ASTM) Standard Practice for Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13).
13.2.2 United States Department of the Interior Geological Survey; 7.5-Minute Series (Topographic) maps, Orange Quadrangle, California.

14. Signatures of Environmental Professionals

Signatures of site investigators and/or environmental professionals who participated in the site investigation, report preparation, project management, or report review.

Hani Gabriel
Environmental Professional

Salamat Ullah
Project Manager
Environmental Professional

15. Qualifications of Environmental Professionals

Resumes of key environmental professionals are attached at the end of this report. The Environmental professionals listed above are responsible for conducting this Phase I and preparation of this report. We declare that to the best of our professional judgment 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.

16. Appendices

APPENDIX 16.1

SITE MAPS/INFORMATION

911

Lawyers Title COMPANY

Primary Owner: ROBLES FRANK R
Secondary Owner:
Mail Address: 701 E 1ST ST
SANTA ANA CA 92701
Site Address: 237 W CHAPMAN AVE
ORANGE CA 92866
County: ORANGE
Assessor Parcel Number: 039-173-10
Housing Tract Number: 532
Lot Number: 19
Page Grid: 799-G4
Legal Description: Lot: 19 Block: D Tract No: 532 Abbreviated Description: LOT:19 BLK:D TR#:532 A TR ORANGE, TOWN OF BLK D LOT 19 ORANGE CITY LOT 19 BLK D W 26 FT(AND LOT 20 BLK D

Property Characteristics

Bedrooms :	Year Built : 1924	Square Feet : 680 SF
Bathrooms :	Garage : Paved	Lot Size : 11,526 SF
Total Rooms :	Fireplace :	Number of Units : 2
Zoning :	Pool :	Use Code : Auto repair (& related), Garage
No of Stories : 1		
Building Style :		

Sale Information

Transfer Date :	Seller :	
Transfer Value : N/A	Document # :	Cost/Sq Feet : N/A
Title Company :		

Assessment & Tax Information

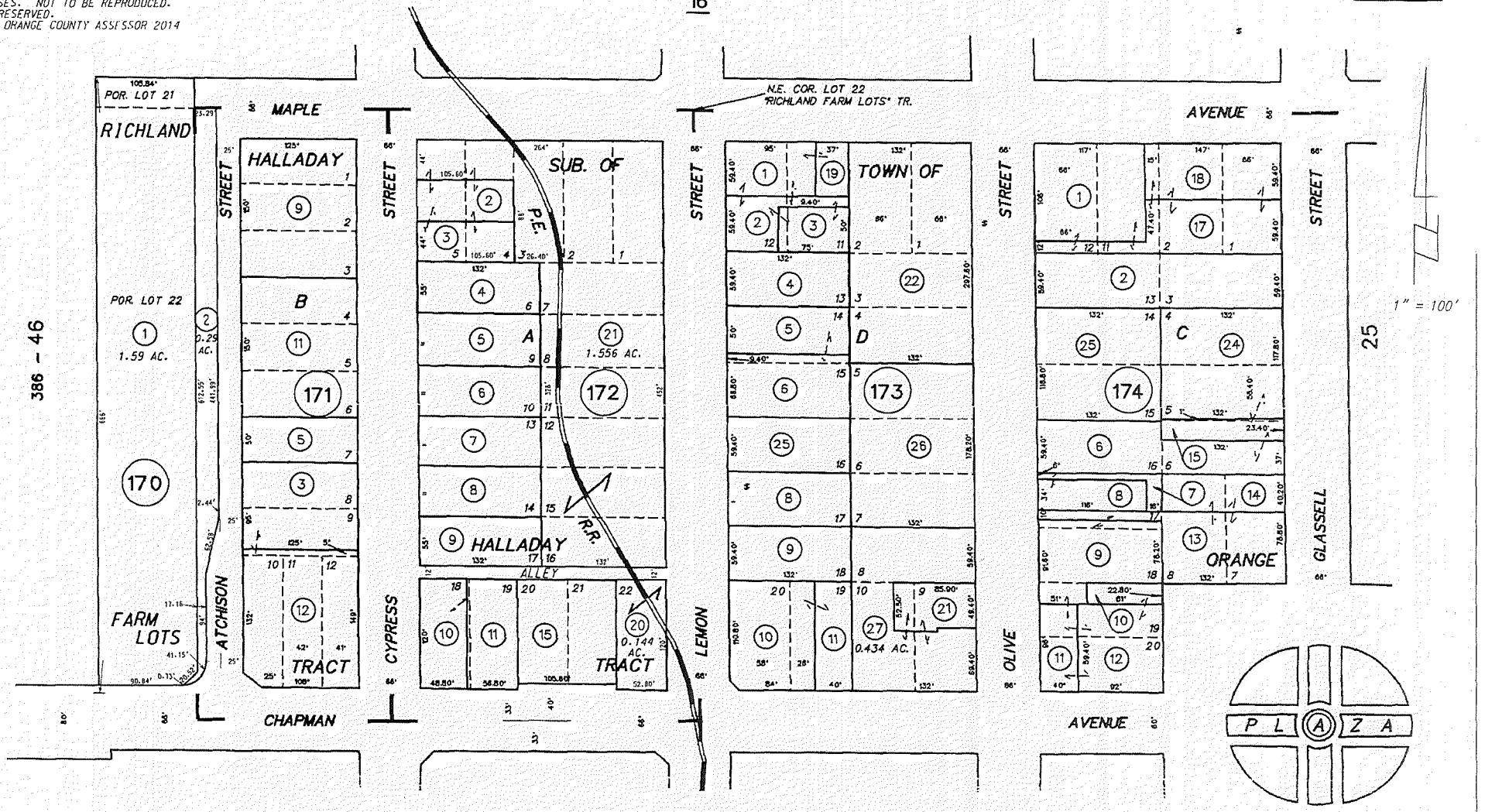
Assessed Value : $524,714	Percent Improvement : .18%	Homeowner Exemption :
Land Value : $523,757	Tax Amount : $5,914.60	Tax Rate Area : 8-161
Improvement Value : $957	Tax Account ID :	Tax Status : Current
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2018		

Data Deemed Reliable, But Not Guaranteed.
Copyright ©1998-119 TitleProfile.com All Rights Reserved.
All other trademarks and copyrights are the property of their respective holders.

Lawyers Title - Inland Empire

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT ORANGE COUNTY ASSESSOR 2014

16



MARCH 1949

THE TOWN OF ORANGE	L.A.	1 – 17, 18
RICHLAND FARM LOTS	L.A.	1 – 69
SUB. OF HALLADAY TR. BLK. A	L.A.	1 – 104
THE HALLADAY TR. BLK. B	L.A.	2 – 14

NOTE – ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 039 PAGE 17
COUNTY OF ORANGE

APPENDIX 16.2

SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

SITE:	PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-13) FACILITIES @ 237 WEST CHAPMAN AVENUE ORANGE, ORANGE COUNTY, CA 92866
DATE:	JANUARY 25, 2019



PHOTO # 1 DESCRIPTION:

VIEW OF THE SUBJECT SITE

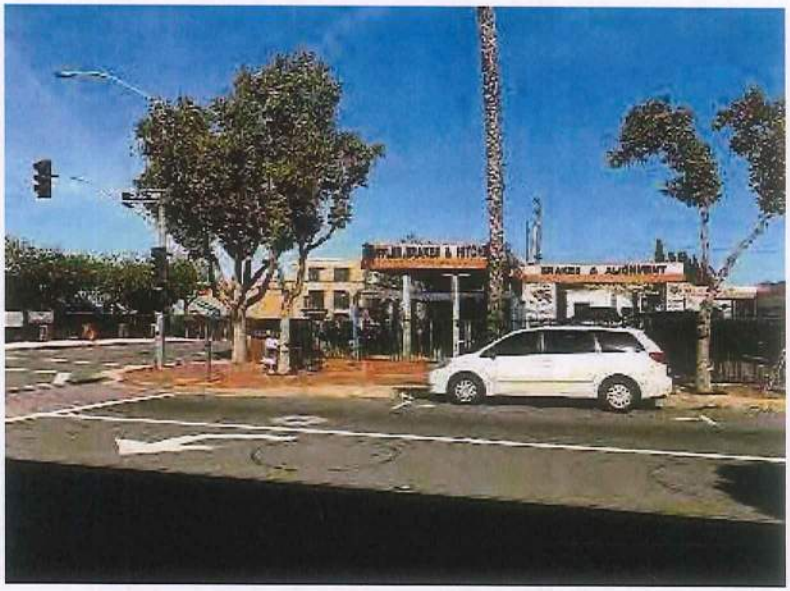


PHOTO # 2 DESCRIPTION:

VIEW OF THE SUBJECT SITE

SITE PHOTOGRAPHS

SITE:	PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-13) FACILITIES @ 237 WEST CHAPMAN AVENUE ORANGE, ORANGE COUNTY, CA 92866
DATE:	JANUARY 25, 2019

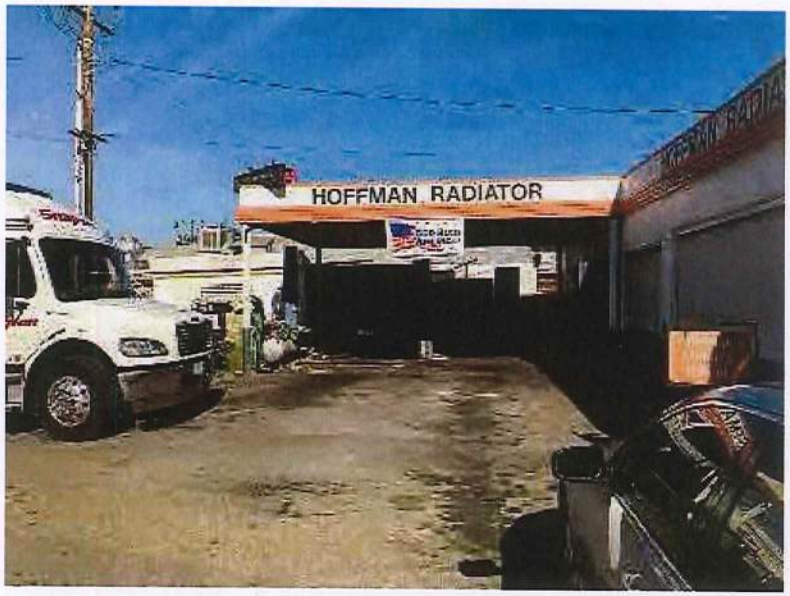


PHOTO # 3 DESCRIPTION:

VIEW OF THE SUBJECT SITE

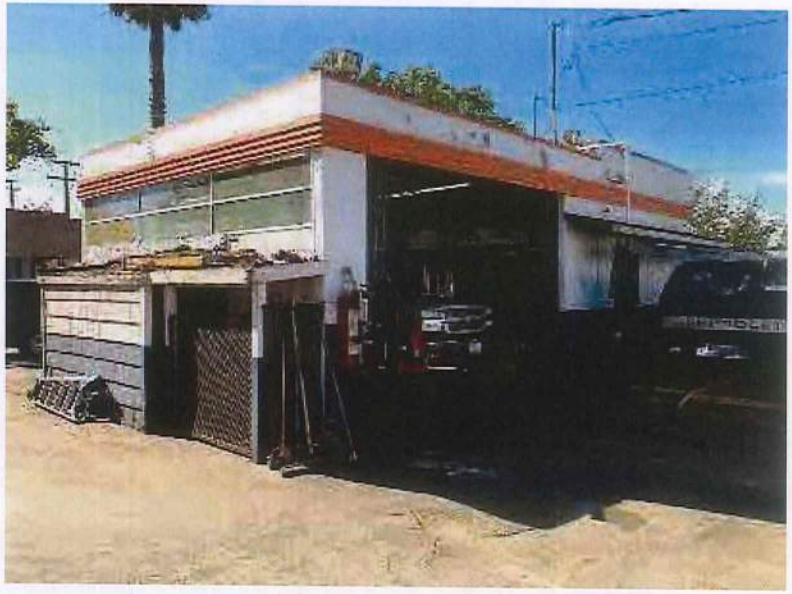


PHOTO # 4 DESCRIPTION:

VIEW OF THE SUBJECT SITE

SITE PHOTOGRAPHS

SITE:	PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-13) FACILITIES @ 237 WEST CHAPMAN AVENUE ORANGE, ORANGE COUNTY, CA 92866
DATE:	JANUARY 25, 2019

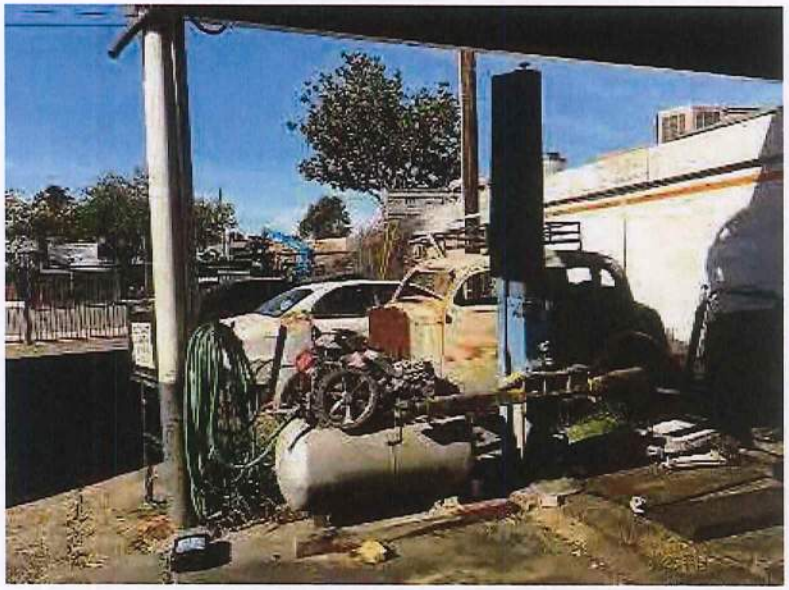


PHOTO # 5 DESCRIPTION:

VIEW OF THE SUBJECT SITE

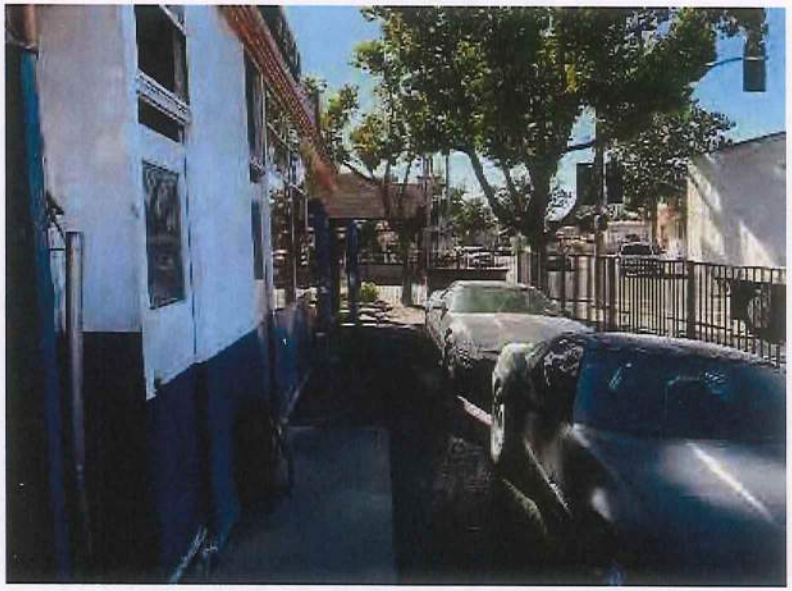


PHOTO # 6 DESCRIPTION:

VIEW AT THE WEST END OF THE SITE FACING SOUTH

SITE PHOTOGRAPHS

SITE:	PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-13) FACILITIES @ 237 WEST CHAPMAN AVENUE ORANGE, ORANGE COUNTY, CA 92866
DATE:	JANUARY 25, 2019

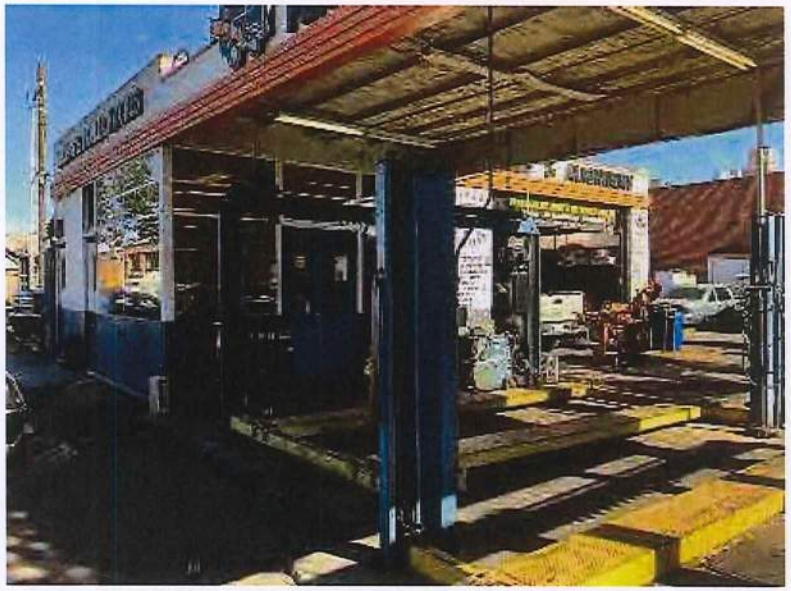


PHOTO # 7 DESCRIPTION:

VIEW OF THE SUBJECT SITE



PHOTO # 8 DESCRIPTION:

VIEW ALONG CHAPMAN FACING WEST

SITE PHOTOGRAPHS

SITE:	PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-13) FACILITIES @ 237 WEST CHAPMAN AVENUE ORANGE, ORANGE COUNTY, CA 92866
DATE:	JANUARY 25, 2019

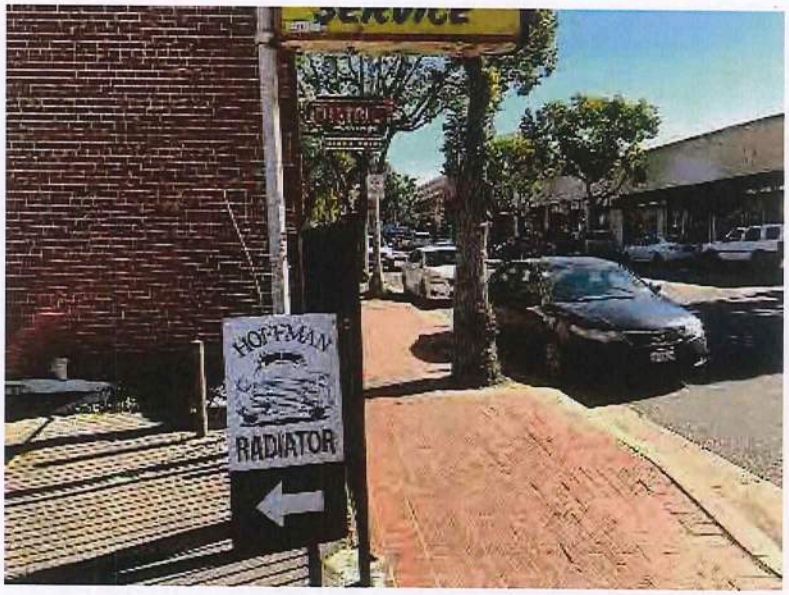


PHOTO # 9 DESCRIPTION:

VIEW ALONG CHAPMAN FACING EAST

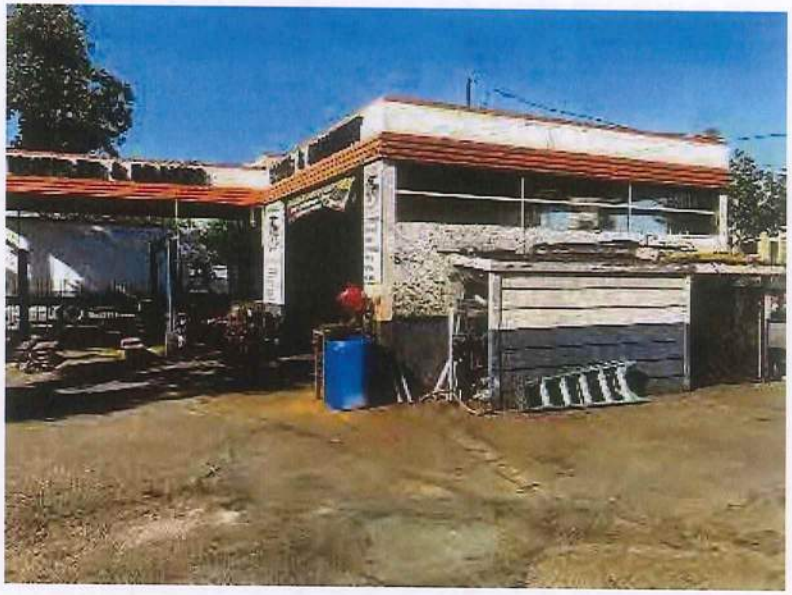


PHOTO # 10 DESCRIPTION:

VIEW OF THE SUBJECT SITE

SITE PHOTOGRAPHS

SITE:	PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-13) FACILITIES @ 237 WEST CHAPMAN AVENUE ORANGE, ORANGE COUNTY, CA 92866
DATE:	JANUARY 25, 2019



PHOTO # 11 DESCRIPTION:

VIEW OF THE SUBJECT SITE

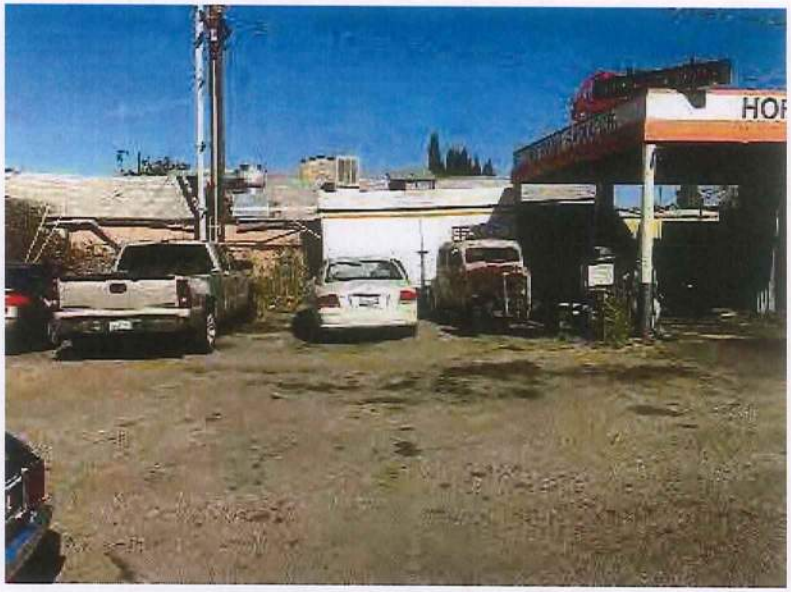


PHOTO # 12 DESCRIPTION:

VIEW OF THE SUBJECT SITE

SITE PHOTOGRAPHS

SITE:	PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-13) FACILITIES @ 237 WEST CHAPMAN AVENUE ORANGE, ORANGE COUNTY, CA 92866
DATE:	JANUARY 25, 2019



PHOTO # 13 DESCRIPTION:

VIEW FROM THE SITE FACING SOUTH

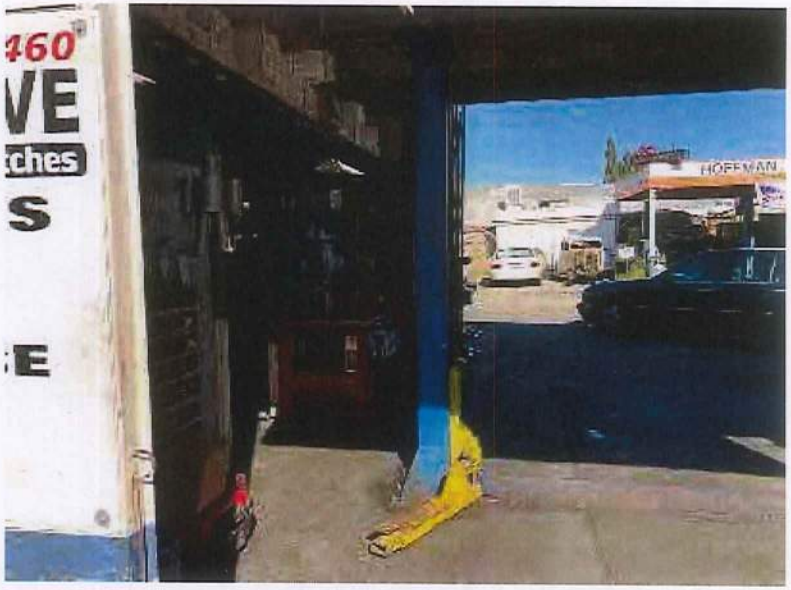


PHOTO # 14 DESCRIPTION:

VIEW OF THE SUBJECT SITE

APPENDIX 16.3

PREVIOUS REPORTS/ INVESTIGATIONS

ENVIRONMENTAL ASSESSMENT

GEOPHYSICAL SURVEY
SOIL VAPOR INVESTIGATION
INDOOR AIR INVESTIGATION

237 WEST CHAPMAN AVENUE
ORANGE, CA 92866

OCTOBER 17, 2017

Prepared For:

MR. KENNY ROBLES
c/o GABRIEL ENVIRONMENTAL GROUP
P.O. Box 1161
Redlands, CA 92373

ATHANOR
ENVIRONMENTAL SERVICES INC.
www.athanorenvironmental.com

Phase I Site Assessments • Subsurface Investigations
Underground Tank Removal/Closure • Site Remediation

3940 Mayfield Avenue
La Crescenta, CA 91214

(818) 249-5116
FAX: (818) 249-9387

ATHANOR
ENVIRONMENTAL SERVICES INC.
3940 Mayfield Avenue
La Crescenta, California 91214

Phone (818) 249-5116
Fax (818) 249-9387
email: athanor@pacbell.net
www.athanorenvironmental.com

October 17, 2017

Mr. Kenny Robles
c/o Mr. Hani Gabriel
General Manager
Gabriel Environmental Group
P.O. Box 1161
Redlands, CA 92373

Re: Report on Geophysical Survey, Soil Vapor Investigation and Indoor Air Investigation of 237 West Chapman Avenue, Orange, CA 92866

Dear Mr. Robles:

Athanor Environmental Services, Inc. is pleased to submit this report on our geophysical survey, soil vapor investigation, and indoor air investigation of 237 West Chapman Avenue, Orange, California 92866. The laboratory reports are included in appendicis to the report.

Sincerely,

George A. Johnson
President
Project Manager

CONTENTS

Section			Page
1.0	INTRODUCTION		1
2.0	BACKGROUND		3
3.0	LOCAL AND REGIONAL GEOLOGY AND HYDROGEOLOGY		4
	3.1	Regional Physiographic and Geologic Conditions	4
	3.2	Soil Conditions	4
	3.3	Groundwater Conditions	4
4.0	GEOPHYSICAL SURVEY		6
5.0	SOIL VAPOR SAMPLING METHODOLOGY		7
	5.1	General Discussion	7
	5.2	Sampling Probe Installation	7
	5.3	Sample Collection and Handling	9
6.0	SOIL VAPOR LABORATORY METHODOLOGY AND RESULTS		10
	6.1	Laboratory Methodology	10
	6.2	Laboratory Results	10
7.0	INDOOR AIR SAMPLING METHODOLOGY		12
8.0	INDOOR AIR LABORATORY RESULTS		14
9.0	CONCLUSIONS		15
	9.1	Soil Vapor	15
	9.2	Indoor Air	16
10.0	RECOMMENDATIONS		18
11.0	REFERENCES		19

Figure 1 - Local Vicinity Map 2
Figure 2 - Soil Vapor Sampling Diagram 8
Figure 3 - Indoor Air Sampling Diagram 13

APPENDIX A - SOIL VAPOR LABORATORY REPORT
APPENDIX B - INDOOR AIR LABORATORY REPORT

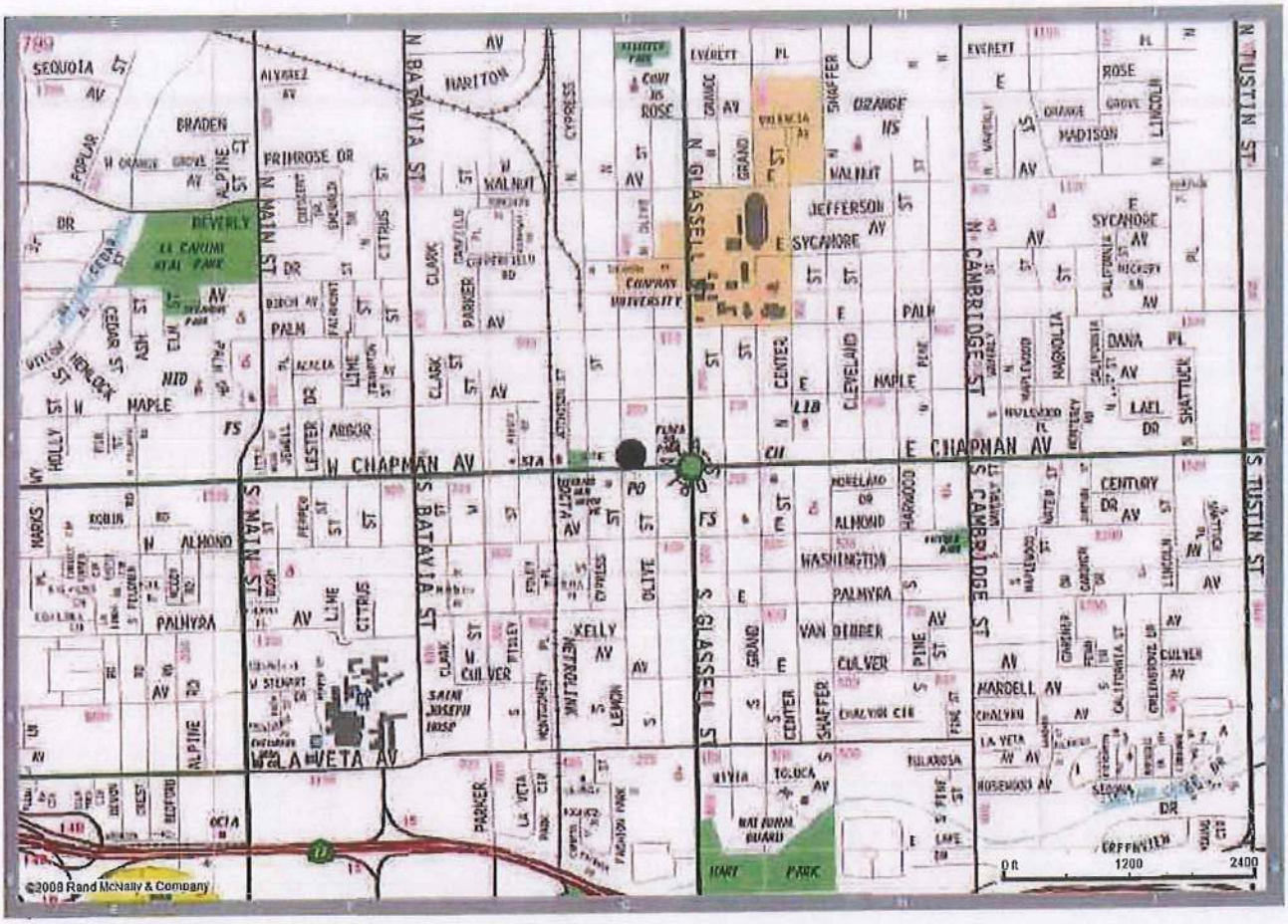
1.0 INTRODUCTION

This report presents the results of an environmental site assessment, consisting of (1) a geophysical survey, (2) a soil vapor investigation, and (3) indoor air sampling and laboratory analysis, performed by Athanor Environmental Services, Inc. (Athanor) of La Crescenta, California, of the real property located at 237 West Chapman Avenue, Orange, CA 92866. Figure 1 locates the property on a map of the local vicinity. This project was performed for Mr. Kenny Robles, under the direction of Mr. Hani Gabriel, General Manager, Gabriel Environmental Group.

The purpose of this effort was to: (1) conduct a geophysical survey to locate any underground storage tank(s) (2) conduct soil vapor sampling and laboratory analysis, (3) conduct indoor air sampling and laboratory analysis, (4) arrive at appropriate conclusions, and (5) provide any recommendations.

This investigation was not intended to be a public health evaluation of any kind, nor was it a certification that the entire site is either free from, or significantly affected by, environmental contamination. Rather, this investigation should be considered a support to any decision making process involving the property.

Athanor has sought to convey the results of this effort to Mr. Robles in a way that is practical, useful, and in accordance with accepted scientific and/or engineering practice and protocols. Following this Introduction, Section 2.0 describes site background. Section 3.0 describes local and regional geology and hydrogeology. Section 4.0 describes the geophysical survey methoology and results. Sewction5.0 describes the soil vapor sampling methodology. Section 6.0 presents the soil vapor laboratory methodology and analytical results. Section 7.0 describes the indoor air sampling methodology. Section 8.0 presents the indoor air laboratory analytical results Section 9.0 provides conclusions. Section 10.0 provides recommendations. Section 11.0 lists references. The laboratory reports are included in appendices to this report. Athanor and its subcontractors assume no liability from any of the individuals interviewed or other parties involved or from losses sustained as a result of decisions based on interpretations of this report.



● Location of Subject Site

FIGURE 1. LOCAL VICINITY MAP

2.0 BACKGROUND

An August 14, 2017 Historic Sanborn Fire Insurance Report indicates that the site was historically a service station.

3.0 LOCAL AND REGIONAL GEOLOGY AND HYDROGEOLOGY

3.1 Regional Physiographic and Geologic Conditions

The subject Site and vicinity are located in the central portion of the Orange Coastal Plain within the Transverse Ranges geomorphic province. The Orange Coastal Plain is bounded by the Puente and Chino Hills to the north, the Santa Ana Mountains to the east, the San Joaquin Hills and Pacific Ocean to the south and southwest, and the broad expanse of the Los Angeles Coastal Plain to the northwest. The Site is located at an approximate elevation of 150 feet above mean sea level on flat terrain that slopes gently downward to the southwest (USGS, 1978).

The Orange Coastal Plain is underlain by several thousand feet of alluvium and associated deposits of Recent or Pleistocene age. The surficial unit underlying the site is Quaternary sedimentary deposits (California Department of Conservation, 2004).

3.2 Soil Conditions

Site-specific soils information is not available for the subject site. Soils in the area of the subject property are mapped as Metz loamy sand (USDA, 1978). This soil formed on flood plains and alluvial fans, and is characterized as over 60 inches deep and somewhat excessively drained. The Metz loamy sand is moderately permeable. In a typical profile, a loamy sand surface layer about 17 inches thick is underlain by a stratified light sandy loam, loamy sand, and loamy coarse sand subsoil 27 inches thick. The substratum is a very fine sandy loam to a depth of 63 inches or more. The soil is moderately alkaline and calcareous throughout.

3.3 Groundwater Conditions

The subject site is located centrally within the Coastal Plain of Orange County Groundwater Basin (California Department of Water Resources, 2003). Site-specific hydrogeological information is not available. Situated in central and northwestern Orange County, this basin underlies the Santa Ana River watershed. Upper, middle, and lower aquifers extend to a depth of 2,000 feet and more. The upper aquifer system has an average thickness of about 800 feet and consists mostly of sand, gravel, and conglomerate with some silt and clay beds. Groundwater contour maps available from

the Orange County Water District (OCWD, 2014) indicate that in June 2012 the depth to groundwater was approximately 110 feet below ground surface (bgs) in the vicinity of the Site and the direction of the groundwater gradient is southwest toward the Pacific Ocean.

4.0 GEOPHYSICAL SURVEY

On August 28, 2017, a geophysical survey was conducted of the subject site. The purpose of the investigation was to search for and locate any positive-negative dipole anomaly, the magnetic signature of an underground storage tank (UST). The area of interest ineluded the entire site. The vertical gradient magnetics method was employed to delineate areas where large buried objects, representative of USTs, could be buried. Magnetics data was collected with an magnetometer and a conductible metal detector. No significant magnetic anomaly was identified. All metallic utility lines were located and marked on the ground.

5.0 SOIL VAPOR INVESTIGATION METHODOLOGY

5.1 General Discussion

Soil vapor aromatic and chlorinated hydrocarbon volatile organic compound (VOC) contamination can be detected by analyzing trace gases in soil just below grade surface. This technique is possible because VOCs will volatilize from liquid in the soil to the vapor phase in soil vapor and move by molecular diffusion away from source areas toward regions of lower concentrations. A gas vapor concentration gradient from the source to adjacent areas is established.

Underground Service Alert's Digalert Service located all underground utility lines prior to the subject investigation.

Field methods and procedures to perform the soil gas survey were in accordance with the California Regional Water Quality Control Board, Los Angeles Region (RWQCB)/California Department of Toxic Substances Control (DTSC) Advisory - Active Soil Gas Investigations, dated July, 2015.

5.2 Sampling Probe Installation

On August 28, 2017 Athanor, together with its subcontractor, Environmental Support Technologies of Irvine, CA, conducted a soil vapor investigation of the site. The purpose of the study was to examine the property for any potential environmental impairment liability from a release or releases of regulated contaminants to the subsurface. Mr. George Johnson, Athanor's Project Manager, was present for all field activities.

A total of nine probes were installed at depths of 5.0 feet below grade surface (bgs) in and near Plaza Muffler and Brakes (Soil Vapor Probes SV-1, SV-7, SV-8, SV-9), near the southeast corner of the site (Soil Vapor Probe SV-2), in and near Hoffman Radiator (Soil Vapor Probes SV-3, SV-4, and SV-5), and near the northwest corner of the site (Soil Vapor Probe SV-6), as shown in Figure 2 - Soil Vapor Sampling Diagram. After waiting two hours after each probe was installed, and a soil vapor sample was collected from each soil vapor probe at depths of 5.0 feet bgs. Samples were analyzed by an onsite state-certified mobile analytical laboratory, employing a gas

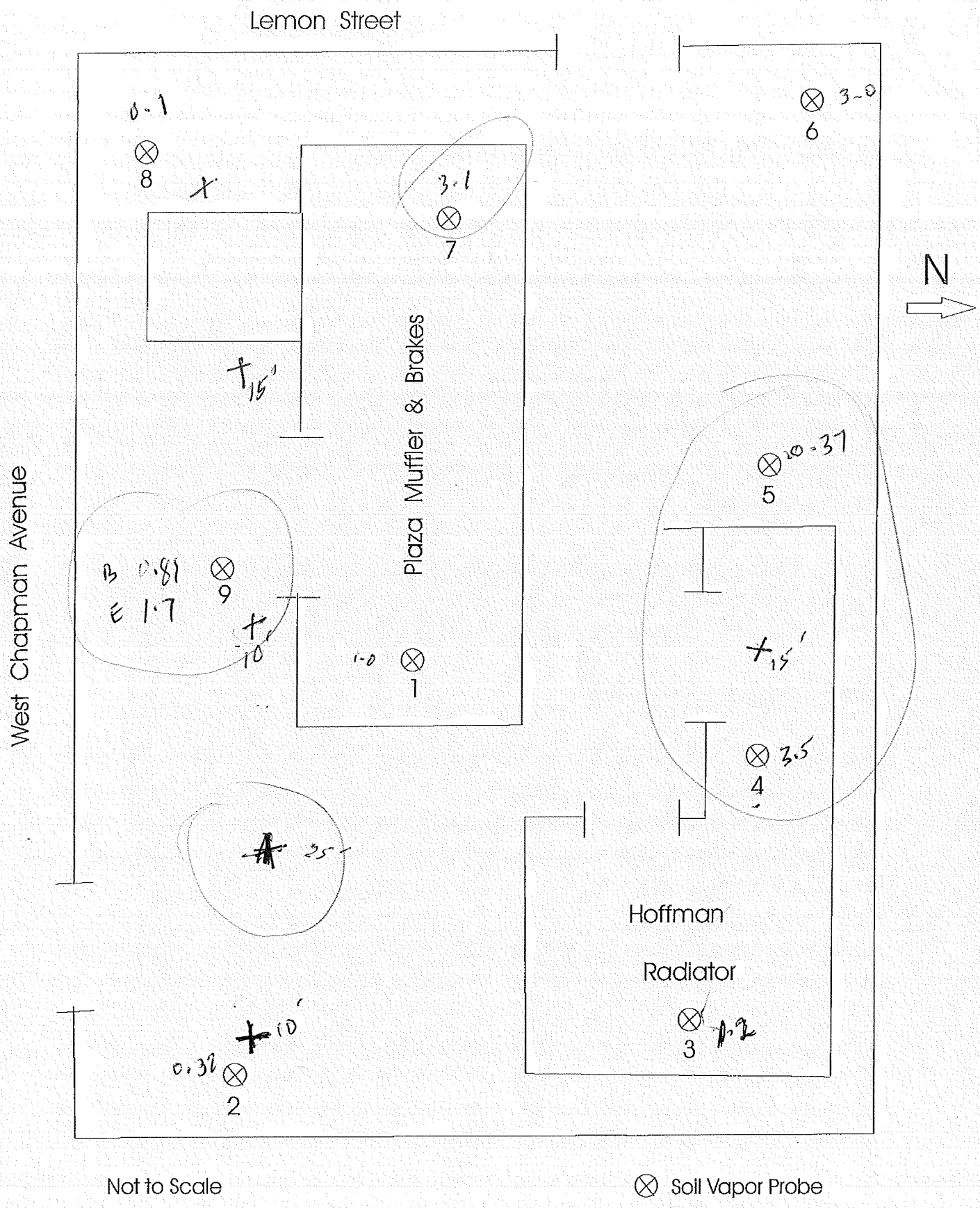


FIGURE 2. SOIL VAPOR SAMPLING DIAGRAM

chromatograph/mass spectrometer (GC/MS), by EPA Method 8260B for aromatic and chlorinated hydrocarbon volatile organic compounds (VOCs).

VOC releases are very volatile and tend to migrate laterally and vertically in the vapor phase, through the void space around the soil particulates. Any significant concentrations in the subsurface soil would be detected in the soil vapor samples collected and analyzed.

Soil vapor sampling probes were installed using a truck-mounted Geoprobe direct push sampling device. After penetrating the concrete floors and asphalt, sampling was performed by hydraulically pushing one-inch diameter stainless steel rods to depths of 5.0 feet bgs. A hand-held electric rotary hammer drill was used to drill a two-inch diameter hole through the overlying concrete floor inside the building to allow probe placement. Once the rod was advanced to the desired depth, 0.25-inch Nylaflow tubing with a clean implant filter was installed. One foot of clean sand was installed around the implant filter followed by six inches of dry granular bentonite. The remaining annulus was filled with hydrated bentonite.

Subsurface soil conditions at this site consisted predominantly of silty-sand from ground surface to 5.0 feet bgs.

5.3 Sample Collection and Handling

At each sampling location, an electric vacuum pump, set to draw 200 milliliters per minute of soil vapor at a maximum vacuum of 100 inches of water, was attached to the probe and purged prior to sample collection. Vapor samples were collected after purging three volumes from the probes in Gas-Tight syringes. Equipment blanks, using ambient air, were collected throughout the soil vapor survey. If significant contamination were detected in these blanks, corrective actions would be taken to identify and eliminate the source(s), wherever possible.

Samples were delivered to an onsite state-certified mobile analytical laboratory for analysis. Once each soil vapor sampling was completed, the remaining annulus for each probe was filled with bentonite and sealed flush to grade with concrete (inside the building) or asphalt (outside). The site was cleared of all debris.

6.0 SOIL VAPOR LABORATORY METHODOLOGY AND RESULTS

6.1 Laboratory Methodology

Soil vapor samples were analyzed in a state-certified mobile analytical laboratory operated by Environmental Support Technologies. The laboratory was equipped with a laboratory grade Hewlett Packard Model 5890 Series II Gas Chromatograph (GC) configured with a Photo-Ionization Detector (PID) and an Electron Capture Detector (ECD). This system was used to analyze soil vapor samples for total VOCs using EPA Method 8260B.

Restec wide bore capillary columns, utilizing hydrogen as gas carrier gases, were used to perform all analysis. All analytical results were collected on a personal computer (PC), utilizing Hewlett Packard's PC-based chromatographic data collection and handling system.

A series of quality assurance/quality control (QA/QC) analyses was performed prior to, during, and following the analysis of soil vapor samples.

6.2 Laboratory Results

Concentrations of VOCs detected were as follows, in micrograms per liter (ug/L):

	Soil Vapor Sample								
Compound	SV-1	SV-2	SV-3	SV-4	SV-5	SV-6	SV-7	SV-8	SV-9
Benzene	N.D.*	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	0.81
Sec-Butylbenzene	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	0.37
Ethylbenzene	1.0	0.32	1.2	3.5	0.37	0.3	3.1	0.1	1.7
Isopropylbenzene	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	0.11	N.D.	0.39
n-Propylbenzene	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	0.92
Toluene	N.D.	N.D.	0.19	N.D.	0. 26	0.13	0.15	N.D.	0.15
1,3,5-Trimethylbenzene	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	0.14
m,p-Xylenes	4.0	1.4	4.5	13.0	1.5	1.2	11.0	0.046	0.59
o-Xylene	1.4	0.51	1.5	4.0	0.53	0.44	4.2	0.18	0.22

*Nothing detected – beneath detection limits.

No other VOCs were detected in any of the soil vapor samples analyzed.

QA/QC) measures were implemented for soil sampling, handling, and laboratory analysis in order to produce data of known quality. The laboratory performing the analysis completed internal QA/QC procedures, including method blanks, surrogates, matrix spike and matrix spike duplicates, laboratory duplicates, and initial and continuing calibration checks.

The laboratory report is included in Appendix A.

7.0 INDOOR AIR SAMPLING METHODOLOGY

Because ethylbenzene concentrations detected in certain soil vapor samples analyzed were greater than the California Regional Water Quality Control Board, Los Angeles Region (RWQCB) Tier 1 Environmental Screening Level (ESL) for their respective ESLs, it was decided to conduct indoor air sampling and laboratory analysis in order to determine whether or not vapor intrusion of ethylbenzene into indoor air space in significant concentrations had occurred. On July 25, 2017, Athanor conducted air sampling at the site. Sampling procedures and laboratory analysis were conducted in general accordance with the California Department of Toxic Substances Control (DTSC) Interim Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air. In order to collect the air samples, three six-liter Summa canisters were placed in locations onsite, one inside Hoffman Radiator (Air Sample 1); one inside Plaza Muffler and Brakes (Air sample 2); and one outside, near the corner of Chapman Avenue and Lemon Street, the southwest corner of the site (Air Sample 3), as shown in Figure 3 - Air Sampling Diagram.

The brass cap was removed and a flow restrictor was attached to each Summa canister. The time and sample numbers were noted on the chain-of-custody. The valve was opened up counterclockwise on each Summa canister, the flow restrictor was set to 28-30 inches of mercury vacuum, and the valve was closed clockwise. Each Summa canister remained undisturbed and was allowed to collect air for eight hours. Upon completion, the flow restrictor was removed from each Summa canister and the brass cap was replaced. Each Summa canister was labeled.

The summa canisters and chain-of-custody document were transported to a state-approved laboratory for analysis. The chain-of-custody document is included in Appendix B.

9.0 CONCLUSIONS

9.1 Soil Vapor

For VOC soil vapor concentrations in soil beneath buildings, it is necessary to apply , it is necessary to apply RWQCB, San Francisco Region (adopted by RWQCB, Los Angeles Region) Tier I Environmental Screening Levels (ESLs), concentrations of hazardous chemicals in indoor air or soil vapor that are considered to be thresholds of concern for risks to human health. The ESLs are often used by RWQCB and other regulatory agencies to screen sites for potential human health concerns where releases of hazardous chemicals to soil have occurred. ESLs are published. The ESLs are often used by RWQCB and other regulatory agencies to screen sites for potential human health concerns where releases of hazardous chemicals to soil have occurred. Regulators are very concerned about VOC vapor intrusion from subslab soil vapor to ambient indoor air.

The ESL for benzene in soil vapor is 0.048 ug/L. One benzene concentration was detected: 0.81ug/L, above the ESL for benzene. This concentration was detected in Soil Vapor Probe SV-9, located near the southwest corner of the site, not near a structure.

There is no ESL for sec-butylbenzene in soil vapor.

The ESL for ethylbenzene in soil vapor is 0.56 ug/L. Five of the ethylbenzene concentrations detected ranged from 1.0 ug/L to 3.5ug/L, all above the ESL for ethylbenzene.

There is no ESL for sec-isopropylbenzene in soil vapor.

There is no ESL for n-propylbenzene in soil vapor.

The ESL for toluene in soil vapor is 160 ug/L. Toluene concentrations detected ranged from nondetect to 0.26 ug/L, all below the ESL for toluene.

There is no ESL for n-1,3,5-trimethylbenzene in soil vapor.

The ESL for total xylenes in soil vapor is 52 ug/L. m,p-xylenes concentrations detected ranged from 0.46 ug/L to 11.0 ug/L, all below the ESL for total xylenes.

The ESL for total xylenes in soil vapor is 52 ug/L. o-xylenes concentrations detected ranged from 0.22 ug/L to 4.2 ug/L, all below the ESL for total xylenes.

Consequently, indoor air sampling and laboratory analysis was recommended in order to determine whether or not vapor intrusion from subslab soil vapor to indoor air had resulted in significant concentrations of ethylbenzene in indor air.

9.2 Indoor Air

For indoor air aromatic and chlorinated hydrocarbon volatile organic compound (VOC) concentrations, it is necessary to apply RWQCB, San Francisco Region Tier I ESLs, concentrations of hazardous chemicals in indoor air or soil vapor that are considered to be thresholds of concern for risks to human health Residential and commercial/industrial ESLs are published.

Concentrations of carbon tetrachloride were detected in both indoor air samples, up to 0.53 ug/m^3, both above the ESL for carbon tetrachloride of 0.067 ug/m^3. However, these values are consistent with the concentration of carbon tetrachloride detected in the outdoor air sample, 0.44 ug/m^3. Further, no carbon tetrachloride concentration was detected in any soil vapor sample. Consequently, it is reasonable to assume that the indoor carbon tetrachloride concentrations detected resulted from outdoor carbon tetrachloride concentrations in ambient outdoor air. Carbon tetrachloride is a common commercial and industrial cleaning agent. This condition did not result from subslab vapor intrusion, cannot be remedied, and poses no problem for the site.

Concentrations of benzene were detected in both indoor air samples, up to 0.92 ug/m^3, both above the ESL for benzene of 0.097 ug/m^3. However, these values are consistent with the concentration of benzene detected in the outdoor air sample, 0.57 ug/m^3. Only one benzene concentration was detected in any soil vapor sample, not located beneath a structure. Consequently, it is reasonable to assume that the indoor benzene concentrations detected resulted from outdoor benzene concentrations in ambient outdoor air, probably from nearby vehicular exhaust. This condition

APPENDIX F

CITY RECORDS-HISTORY BUILDING RECORD

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

Primary # 30-159845
HRI # 039211, 111526
Trinomial ORA
NRHP Status Code 1D
Other Listings:
Review Code: Reviewer: Date:

Page 1 of 3 *Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

P1. Other Identifier: See B13 Remarks

*P2. Location: ☐ Not for Publication ☑ Unrestricted

*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 237 - W CHAPMAN AVE , # City: Orange Zip: 92866

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Metal siding

This structure consists of two projecting bays, each supported by columns. The roof of each of these bays is in the curvalinear style with banding typical of Moderne structures.

*P3b. Resource Attributes: (List attributes and codes) (HP6)--Commercial building

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: 2005 (View, date, accession #)



*P6. Date Constructed/ Age and Source:

1925

☑ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8: Recorded by: (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded:

May, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

*Attachments: ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 30-159845
HRI # 039211, 111526
*NRHP Status Code 1D

*Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

B1. Historic Name: Super Service Station

B2. Common Name:

B3. Original Use: COM **B4. Present Use:** COM

***B5. Architectural Style:** Art Moderne

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1925 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Gas station

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) **Applicable Criteria:** AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

What is currently an auto repair shop was originally a small gas station and, in fact, one of the first in Orange. This originally served several businesses, including the Super Service Station and California Tire Credit Service.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

Previously known in 1997 listing as: 235-237 W. Chapman.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

DPR 523B (1/95)

***Required Information**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 30-159845
HRI # 039211, 111526
Trinomial ORA

*Resource Name or #: (Assigned by Recorder) CHAPMAN_W_237__APN_039-173-10

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

☑ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Listed in National Register: 1997

General Plan: OTMIX-15 **# of Buildings:** 1

Planning Zone: SP **# of Stories:** 1

Lot Acre: 0.2544 **# of Units:** 1

Principal Building Sqft: 1100

Description of Photo: 1991

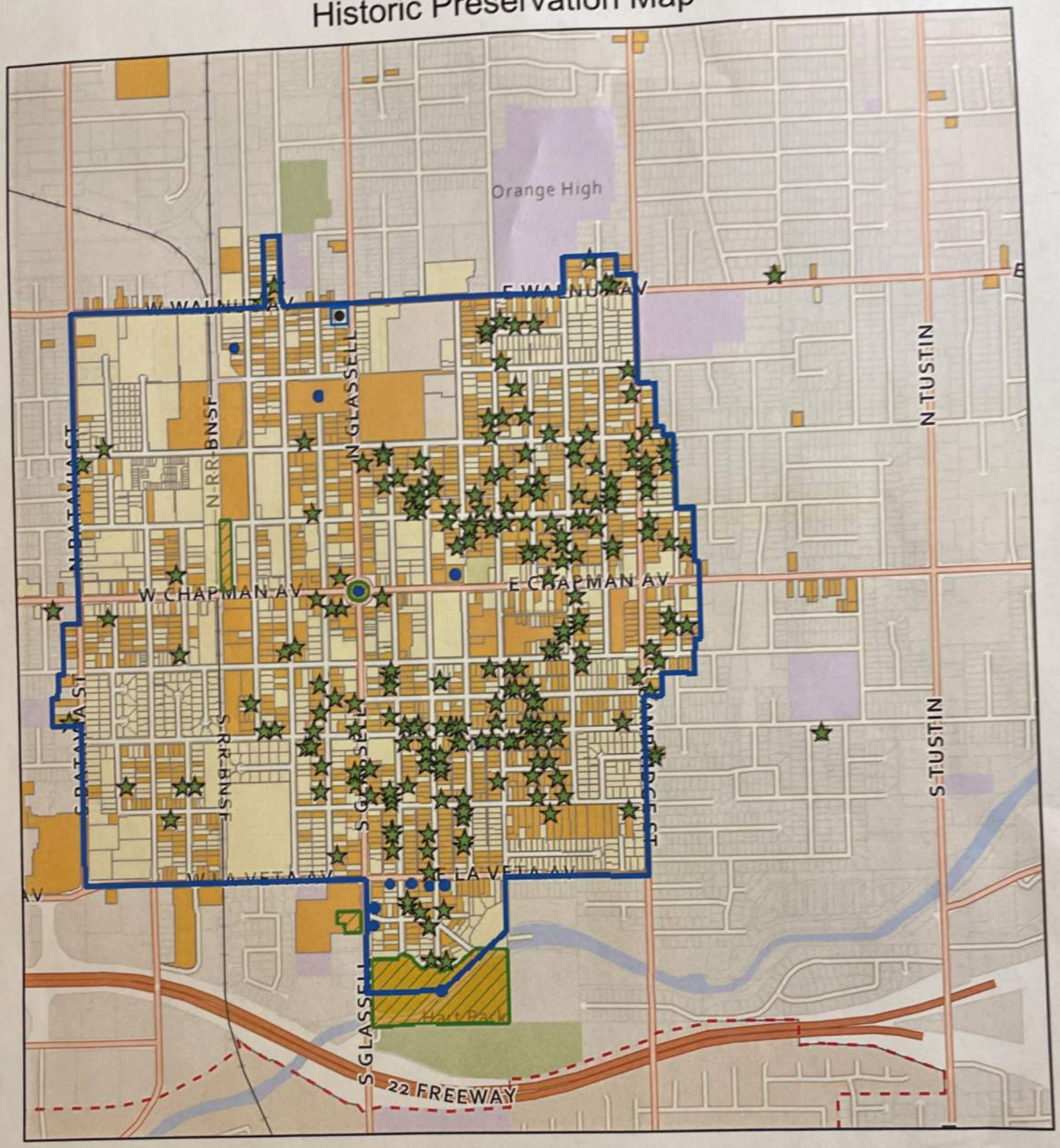


B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

Historic Preservation Map



10/2/2023, 11:49:13 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

- Old Towne Historic District
- Significant Historic Resource Present
  - Yes
  - No
- Historic Site
- Historic Object
- Mills Act Contract

APPENDIX G

ENVIRONMENTAL QUESTIONNAIRE

Geo-Cal, inc.
Environmental & Geotechnical Engineering

P.O. Box 9493, San Bernardino, CA 92427
Phone: (909).880.1146 Fax: (909).880.1557 Email: Info@geo-cal.com

Environmental Questionnaire

The environmental questionnaire is utilized for the purpose of assisting in the process of conducting an environmental assessment, and for the person "most knowledgeable" of the subject property to provide as thorough details as possible regarding past and present use of the subject property. The information must be true, correct and to the best of knowledge after proper inquiry and investigation are performed. For those questions that are not applicable to the subject property, please respond with an "N/A".

Please complete and return in a timely matter. If supporting documentation is available or deemed necessary, please provide.

1. General Information regarding the subject property:

   Property Name: Chapman Ave

   Property Address: 237 West Chapman Orange CA

   APN(s): 039-173-10

   Current property uses: Vacant

   Present owner(s): 6th & Pine Development

   Date of purchase: February 2019

2. How many buildings are located on the property? 2
3. When were the buildings constructed? Unknown
4. What is each building used for (residential, commercial, educational, or industrial)? commercial
5. What was the previous property use(s)? automotive
6. What is the approximate size of the subject property? 0.28 Acres

   What is the approximate size of each building? 1180sf, 770sf

   If renovation was done, when was it and what was done? unknown

Geo-Cal, inc.
Environmental & Geotechnical Engineering

P.O. Box 9493, San Bernardino, CA 92427
Phone: (909).880.1146 Fax: (909).880.1557 Email: Info@geo-cal.com

7. Please provide the following information regarding utility services at the subject property:

Portable Water/Private Well: City of Orange

Electricity Provider: SCE

Natural Gas Provider: N/A

Sanitary Sewer/ Septic System: City of Orange

Heating Fuel Provider: N/A

Solid Waste Disposal (including medical waste if applicable): City

8. Is there any back-up electrical generator located on the property? If so, what type of fuel is used to operate?

N/A

9. Is there any underground storage tanks located on the property? No

If so, please provide details:

Year Installed:_____

Number of Tanks:_____ Type:_____

Size:_____ Single/Douhle-wall:_____

Secondary Containment:_____ Single/Double-wall:_____

Is there Under dispenser Containment?_____ Single/Douhle-wall_____

Monitoring System Type?_____

Have any underground storage tanks been removed from the property? N/A

If yes, What Year_____ and please provide UST closure report.

Are there any above ground storage tanks? No

If so please provide details:_____

Are there any drums stored on the property? No

Are there any containers (greater than 50 gallons) stored on property?_____

Geo-Cal, inc.
Environmental & Geotechnical Engineering

P.O. Box 9493, San Bernardino, CA 92427
Phone: (909).880.1146 Fax: (909).880.1557 Email: Info@geo-cal.com

Are you aware of any underground pipelines used to store or transfer chemicals and/or hazardous materials? No

Is so, plcase provide details:

Type:_____ Size:_____ Single/Double-wall:_____

Product stored or transferred:_____

Active/Inactive:_____ Year Installed:_____

10. Are there any electrical transformers or capacitors located on the property? Pole-mounted or pad-mounted? Are the transformers labeled "Non-PCB" or are you aware of the presence of PCBs or other hazardous substances?

Unknown

11. Are you aware of any asbestos-containing materials located on the subject property? If the building was constructed prior to 1978, have asbestos surveys or tests been done to the property? If so, please attacb copies of related documentation.

see attached

12. Are you aware of any lead-based paints that may be located on the subject property? If the building was constructed prior to 1978, have lead-based paint surveys been done on the property? If so, please attach copies of related documentation.

aee attached

13. Are chemicals used, processed, generated, and/or removed from the subject property? not presently

Uses of each chemical or substance: _____

Volume of eacb chemical or substance: _____

14. Are hydraulic elevators located on the subject property? Who services the elevators if they are present?

No

Any hydraulic fluid operated machineries, such as lifts, dock levelers, trash compactors, etc?

prior owner

Are you aware of any leaking incidents or releases associated from the hydraulic fluid?

No

15. Are you aware of any active or inactive septic systems, cess-pools, or leach fields located on the property?

No

Geo-Cal, inc.
Environmental & Geotechnical Engineering

P.O. Box 9493, San Bernardino, CA 92427
Phone: (909).880.1146 Fax: (909).880.1557 Email: Info@geo-cal.com

16. Are there any or have there been any wastewater treatment systems, clarifier/sump, grease trap located on the property? If so, please attach copies of related documentation.

No

17. Are you aware of any operations requiring environmental permits (such as air emissions, wastewater discharge, storm water discharge, etc.)? No

*If any federal or state environmental permits have been issued for or received with respect to the activities conducted at the subject property, please explain their types below. Please include all federal or state environmental permits. Include permit number, issuing authority, purpose of permit, date of approval or denial, and expiration date.

18. Has any investigation for contamination of soil and/or groundwater been done on the subject property?

see attached

Are there any monitoring wells present on the premises? No

Are you aware of any remediation activities done or still ongoing on the subject property or any adjacent properties?

see attached

19. Has the subject property or any adjacent properties ever been operated as an industrial manufacturing facility?

No

20. Has the subject property or any adjacent properties ever been operated as a gas station, auto repair, commercial printing, dry cleaning, photo developing, junkyard or landfill, or as a waste-treatment, storage, processing or recycling facility?

Yes

21. Is the subject property currently used as a dry cleaner? Has the property ever been occupied by a dry cleaner? If so fill out the table below.

No

22. Are you aware of any environmental inspections or assessments conducted on the subject property? If yes, please provide a copy of the reports. see attached

23. For Multi-tenant commercial properties, please attach a copy of rent-roll or tenant list about the property.

24. Adjoining properties address and operation:

North: 121 N Lemon St - Restaurant

East: 223 W Chapman Ave - Bar/Restaurant

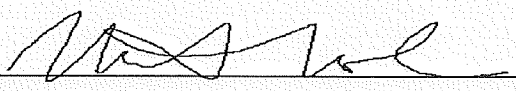
South:

West:

Geo-Cal, inc.
Environmental & Geotechnical Engineering

P.O. Box 9493, San Bernardino, CA 92427
Phone: (909).880.1146 Fax: (909).880.1557 Email: Info@geo-cal.com

To the best of my knowledge and belief, all information contained herein is true and complete.

Signature: 

Name(print): Michelle Molina

Company: 6th & Pine Development LLC

Title: Manager

Date: October 9, 2023

APPENDIX H

GCI'S PHASE II ESA,
OCTOBER 7, 2023.

PHASE-II ENVIRONMENTAL SITE ASSESSMENT

At:

237 W. Chapman Ave
Orange, California 92866
(APN 039-173-10)

PREPARED FOR:

George Ibrahim
237 W. Chapman Ave
Orange, California 92866

PREPARED BY:

GEO-CAL, Inc. (GCI)
4370 Hallmark Parkway, Suite 101
San Bernardino, CA 92407
(909) 880-1146



Henry Olivier, PG #5797 CES,CRS #12707

October 7, 2023

TABLE OF CONTENTS

Page

1.0 INTRODUCTION **1**
2.0 SITE LOCATION AND DESCRIPTION **2**
3.0 BACKGROUND **2**
4.0 GEOLOGIC AND HYDROGEOLOGIC SETTING **4**
5.0 FIELD ACTIVITIES **4**
6.0 LABORATORY ANALYSES **7**
7.0 SITE ASSESSMENT FINDINGS **7**
8.0 CONCLUSIONS **10**
9.0 RECOMMENDATIONS **12**
10.0 LIMTATIONS **12**
11.0 REFRENCES **13**

FIGURES

Figure 1 Site Location Map
Figure 2 Site Plan Showing Geoprobe Testhole Locations

TABLES

Table 1 Summary of Soils Analytical Results (EPA 8015 M and 8260B)
Table 2 Summary of Soils Analytical Results (EPA 8270 SIM)
Table 3 Summary of Soils Analytical Results for Metals (EPA 6020B/7471A)
Table 4 Summary of Soil-Vapor Detection Results (EPA 8260B)

APPENDECIES

Appendix A Borehole Logs.
Appendix B Geophysical Survey Report.
Appendix C Soil Laboratory Analytical Report.
Appendix D Soil-Vapor Laboratory Analytical Report.

1.0 INTRODUCTION

This report presents the findings of a Phase-II Environmental Site Assessment **(Phase-II ESA)** performed by **Geo-Cal, Inc (GCI)** for the property located at 237 W. Chapman Ave in the city of Orange, California 92866 **(Figure 1 & 2)**. This investigation has been requested by and prepared for the exclusive use of Mr. George Ibrahim or his authorized representative(s).

The Phase-II ESA has been conducted as part of an environmental due diligence in support of a real estate transaction. It aims at determining any potential actionable impact associated with the historic uses of the subject property.

The scope of the investigation included the following:

- Site Reconnaissance

- Review Site data and reports provided by Mr. Ibrahim, including:

  - *Phase I Environmental Site Assessment Report, by Gabriel Environmental Group (GEG), January 25, 2019.*

  - *Hazardous Building Materials Survey, by EnSafe, October 18, 2019.*

  - *Two Waste Disposal Manifests: Non-Hazardous waste manifest (No. 16672) for the disposal of one ton of non-friable asbestos(dated October 9, 2020), and a Uniform Hazardous waste manifest (No. 020736355 JJK for the disposal of 430 pounds of Lead-Based Paint (dated October 30, 2020).*

- Conduct an integrated geophysical survey to determine if underground storage tanks (USTs) exist at the Site.

- Drill a total of eleven (11) direct push testholes, using geoprobe rig, ranging in depth between 10 and 25 feet below ground surface (bgs). A total of 28 soil samples were collected generally at 5 foot depth intervals, and samples were analyzed by a state certified laboratory for certain chemicals of concern (COC), including total Petroleum hydrocarbons-carbon chain (TPHg, TPHd, TPHo) using method EPA 8015 M, BTEX, MTBE, other fuel oxygenates and full scan VOCs using method EPA 8260B, and polycyclic aromatic hydrocarbons (PAH) using EPA 8270 SIM. In addition, five selected samples were tested for CAM metals using EPA 6010B/7471A.

- Seven (7) Soil-vapor samples and one duplicate sample were collected at 5-6 feet depth at selected locations. The samples were analyzed for TPHg, BTEX and full scan VOCs using method EPA 8260B.

- Prepare a Phase-II ESA Report.

The following sections of this report provide a description of the Site, background information, details of the methods and techniques used in conducting this investigation, field and laboratory results, assessment findings, conclusions and recommendations.

2.0 SITE LOCATION AND DESCRIPTION

The subject property is located at the northeast corner of W. Chapman Avenue and N. Lemon Street, at 237 W. chapman Ave, Orange, California **(Figures 1 & 2)**. It sets at an elevation of approximately 185 feet AMSL. The Site is roughly rectangular in shape, consisting of approximately 0.264 of an acre, legally described as Lot 19, Block D, Tract 532, Orange, County, California, APN 039-173-10.

The Site is currently vacant. It has two single story structures. One structure is located near the southwest corner (SWC) of the Site, and the second structure is located near the northeast corner (NEC) of the Site, referred here as building 1 and building 2, respectively. Each structure has a small canopy over a concrete pad. An underground auto-service pit (8' long X 4' wide X 5'deep), covered with metal plate, is located underneath a canopy, south of building 1. A drain sump is located in the concrete pad west of building B. Concrete patches were observed in the former garage service areas. These are likely the locations of former in-ground hydraulic lifts. A large, nearly rectangular-shaped, asphalt patch was observed to the east of building A. It exhibits ground settlement indicating a backfilled excavation. Two asphalt patched lines extend between this patch, the adjacent building and the canopy area in front of Building A. The relatively settled area and associated lines appear to be consistent with a former UST east of building A, a vent/electric line to building A and a fuel line to former fuel island south of the building. However there is no definitive confirmation to this suggestion from the collected data.

Based on a site plan that was included in a Hazardous Building Materials Survey report by EnSafe (EnSafe, 2019), building A consisted of an auto service garage, an office space, two restrooms, storage room, two canopies and an outside storage area. Building B included an auto service garage, two office spaces, storage areas, and a canopy. A small shed was located near the southeast corner of the Site**.**

3.0 BACKGROUND

A review of the GEG's Phase I ESA report, dated January 25, 2019, revealed the following background information:

- The Site was occupied by a gas station and auto repair shop between 1925 and at least 1954. Subsequently, the Site was used for auto repair and servicing until at least 2019.

- In-ground hydraulic lifts were noted at the automotive repair spaces. However the Phase I ESA did not provide the exact number and locations of these lifts at the Site.

- Several areas showed staining of auto servicing fluids/oils/lubricants. However, the report indicates that the existing concrete/AC pavement creates limit the impact on the subsurface by potential minor spills or leaks.

- Previous assessments included a geophysical survey, soil vapor and indoor air investigations by Athanor Environmental Services (AES). Details of these investigations and the findings are included in repot dated October 17, 2017 (AES, 2017).

  - Geophysical Survey: A geophysical survey was conducted by AES on August 28, 2017 to locate any abandoned in-place tanks. No significant magnetic anomalies were identified. However, it appears that the applied geophysical techniques were limited in scope.

  - Soil Vapor Investigation: AES installed nine probes and soil vapor samples were collected at selected locations at depths of 5 feet below ground surface. Low levels of Benzene and VOCs were detected.

    The ESL for benzene in soil vapor is 0.048 ug/L. One benzene concentration was detected; 0.81 ug/L, above the ESL. This was located near the southwest corner of the site and not near a structure. The ESL for ethylbenzene in soil vapor is 0.56 ug/L. Five of the ethylbenzene concentrations ranged from 1.0 ug/L to 3.5 ug/L, above the ESL. The ESL for Toluene in soil vapor is 160 ug/L. Toluene concentrations detected ranged from nondetect to 02.6 ug/L, below the ESL. The ESL for total xylenes in soil vapor is 52/ug/L. m,p-xylenes ranged from 0.46 ug/L to 11.0 ug/L, and o-xylenes range from 0.22 ug/L to 4.2 ug/L, all below the ESL.

    Because ethylbenzene concentrations in certain soil vapor samples exceeded the RWQCB Tier I Screening Level (ESL), indoor air quality sampling was recommended to evaluate the potential impact of vapor intrusion of ethylbenzene into indoor spaces.

  - Indoor Air Sampling: AES performed a Vapor Intrusion Assessment (initial screening) on July 25, 2017.

    According to their investigation, detected concentrations of carbon tetrachloride (0.53 ug/m3), benzene (0.92 ug/m3), perchloroethylene (0.2.8 ug/m3) , and naphthalene (0. 69 ug/m3) which are above their respective ESL of 0.067 ug/m3, 0.97 ug/m3, 0.48 ug/m3, and 0.83 ug/m3, respectively. The report stated that it was reasonable to assume the detected indoor concentrations of these chemicals are attributed to outdoor source(s) and not from sub-slab vapor intrusion. **The report concluded that "No indoor air sample laboratory result represented an environmental issue for the site. No further investigation or other action was deemed necessary".**

4.0 GEOLOGIC AND HYDROGEOLOGIC SETTING

4.1 Geologic Setting

The Subject Property is located within the northeast side of the Anaheim Nose anticline approximately 1 mile west of the Peralta Hills. The Shady Canyon Fault is located approximately 4 miles west of the property. The surface geology is reportedly composed of marine and non-marine Quaternary sedimentary rocks (California Department of Conservation, maps.conservation.ca.gov). The topography in the vicinity of the property slopes toward the west.

The shallow soil section underneath the Site consists predominantly of silty sand to clayey-sandy silt for approximately the top 10 feet. This is underlain by gravelly sand to sandy gravel to the maximum drilled depth of 25 feet. Disturbed, relatively loose, un-engineered fill was identified in an asphalt-patched area located east of Building A. The fill depth may range between 5 and 10 feet bgs. Refer to **Appendix A** for detailed description of the shallow sediments and soil classification as encountered down to 25 feet bgs.

4.2 Hydrogeologic Setting

The Subject Property is located hydrologically within the Santa Ana Forebay Area of the Coastal Plain of Orange County (Ground Water Basins in California. Report No.3. State of California, Department of Public Works). The Santa Ana River and the Santiago Creek are located approximately 1.2 miles west and 0.7 miles southeast, respectively. Based on groundwater data available on the State Geotracker website, the shallow groundwater is expected to be approximately 100 feet below ground surface within the sand and gravel deposits. Groundwater was not encountered during the current investigation within the maximum depth of 25 feet.

5.0 FIELD ACTIVITIES

Field activities for this Phase-II ESA consisted primarily of underground utility clearance, drilling and soil sampling of eleven (11) direct-push boreholes, collecting and laboratory testing of 28 soil samples and 7 soil-vapor samples for chemicals of concern (COC) , and conducting an integrated geophysical survey.

5.1 Underground Utility Clearance

Prior to commencement of field investigation, the Underground Service Alert (Dig Alert) was notified more than 48 hours prior to drilling in order to ensure no conflict between the planned drilling locations and any existing underground utilities or structures (Ticket # A232630318-00A)

5.2 Testhole Drilling and Soil Sampling

Testhole Drilling

Under the supervision of GCI, eleven (11) Geoprobe® testholes (B1 through B11) were advanced on September 26, 2023 at the location shown on **Figure 2**. Kehoe Testing & Engineering, Inc (KTE), a state licensed C-57 drilling contractor, performed the advancement of the testholes using a truck mounted Geoprobe 6600 rig and limited access rig.

Boreholes B1 and B10 were explored down to 25 feet and 10 feet, respectively, in the suspected area of former underground storage tank (UST) east of building A. Borehole B8 was drilled to 10 feet bgs along the suspected pipeline that appears to connect the former UST and fuel island to the west. Boreholes B3 and B6 were advanced to 15 feet and 10 feet, respectively, inside the former auto repair garages. B4 was drilled to 15 feet bgs. near the floor drain located in the pad west of Building B. Boreholes B5 and B7 were both 10 feet in depth in the pad area at the rear of the Building A and at the northwest corner of the Site, respectively. Borehole B11 was drilled down to 10 feet in the suspected area of former fuel island in front of the building A. B2 and B9 were advanced to 15 feet and 10 feet, respectively in the area of underground auto-service pit located south of building A.

Soil Sampling

A total of twenty eight (28) soil samples were collected from the eleven testholes. Soil samples from the testholes were collected mostly at 5 foot intervals using a percussion-driven sampler fitted with removable liners. The bottom end of the sampler was fitted with an open-end shoe to advance the sampler through the soils.

After driving the sampler into the undisturbed soils, the sampler was extracted and the liner exposed to collect the soil. The bottom 6″ sample tube was capped, labeled, logged on a Chain-of Custody form, placed in pre cooled ice chest and kept at approximately 4 degrees Cº prior to delivery to the mobile laboratory onsite. The mobile laboratory placed the samples in the refrigerator during transportation to the stationary analytical laboratory for tests.

All recovered soil samples were monitored and examined by the Field Geologist for any physical evidence of contamination and for soil logging and classification. The soils were logged and described in accordance with the unified Soil Classification System (ASTM-USCS). The general boring logs are presented in **Appendix A**.

A representative portion of the soil from each sampling interval was placed into a sealable plastic bag, allowed to equilibrate to ambient atmospheric temperature, and the headspace tested for volatile organic compounds as an indicator of fuel hydrocarbon contamination. A portable photoionization detector (PID) calibrated with 50 ppmv hexane gas was used for the headspace testing.

Additionally, the soil was inspected for visual evidence of fuel hydrocarbon and/or VOCs contamination, including staining, discoloration, or odors. The lower portion (least disturbed) of

the liner was extracted and covered on both ends with Teflon tape, and sealed at both ends with polyethylene end caps.

Equipment Decontamination

All drill pipes, percussion sampler, and other tools used to conduct the drilling and sampling were thoroughly cleaned before initial use and between sampling locations.

5.3 Soil Vapor Investigation

Installation of Soil Vapor Probes

Following the drilling and soil sampling, seven (7) soil vapor probes were installed at selected locations **(Figure 2)**. Soil vapor probe SV1 was installed at 6 feet below grade while all remaining soil vapor probes (SV2 through SV7) were constructed at 5 feet depth. The soil vapor probes were constructed per the guidelines outlined in DTSC Advisory Active Soil Gas Investigations, July 2015. Stainless steel vapor points were connected to 1/4-inch diameter Nylaflow tubing and attached to 1-inch diameter PVC centralizer pipe. The probes were emplaced in a 1-foot-thick lift of No. 2/12 Monterey sand. Granular bentonite (crumble) was used as a dry buffer above and below each sand/probe zone, and hydrated medium bentonite chip was utilized to seal the remaining borehole annulus.

Soil Vapor Sampling

Upon probe installation, the sampling probe envelope was allowed to equilibrate by waiting for 2 hours before sampling. Vapor samples were collected after purging three volumes from the probes in Gas-Tight syringes. The samples were collected and tested by an onsite state certified laboratory, provided by A&R Laboratories. Once sampling was complete, the remaining annulus for each probe was filled with bentonite and sealed flush to grade to match existing.

5.4 Geophysical Survey

A geophysical survey was performed on September 27, 2023 by GeoVision under the supervision of Geo-Cal, Inc **(GCI)**. The purpose of the geophysical survey was to investigate the accessible areas of the subject property for any possible underground storage tanks (USTs) and other subsurface infrastructures. Electromagnetic and magnetic techniques were applied at the site for the geophysical survey **(Appendix B).**

The survey used a 10-by 10-foot grid that was marked on the ground with surveyor’s paint within the survey area.

The geophysical instruments used during this survey included a Geonics EM-61MK2A high frequency metal detector (EM-61), a Geonics EM-31 terrain conductivity meter (EM-31), and a Geonics G-858 magnetometer (G-858). A fisher TW-6 utility locator was also used assist in characterizing anomalies identified in the geophysical data.

Color-enhanced contour maps of the EM-61, EM-31, and magnetic data were produced using the Oasis montaj® geophysical mapping system. Details of the geophysical survey are included in GeoVision's report, dated August 14, 2019 **(Appendix B).**

6.0 LABORATORY ANALYSES

6.1 Soil Sample Analysis:

A total of twenty eight (28) soil samples were tested by A & R Laboratories, Inc. (ARL), a California certified Laboratory, for the following compounds:

- ***EPA 8015M/b260B: TPH-Carbon Chain Identification.***
- ***EPA8260B: Full scan VOCs, including BTEX, naphthalene, ethanol, EDC, EDB, MTBE and all other fuel oxygenates and others.***
- ***EPA 8270C (SIM): Polycyclic aromatic hydrocarbons (PAH).***

Five of these samples were additionally tested for:

- ***EPA 6010B/7471A: California 17 metals (CAM17)***

6.2 Soil Vapor Analysis:

Seven soil vapor samples and one duplicate sample were tested onsite by mobile laboratory, provided by ARL, for:

- ***EPA 8260B: TPHg and VOCs.***

7.0 SITE ASSESSMENT FINDINGS

7.1 Soil Lithology and Groundwater

The shallow soil section underneath the Site consists predominantly of silty sand to clayey-sandy silt for approximately the top 10 feet. This is underlain by gravelly sand to sandy gravel to the maximum drilled depth of 25 feet. Disturbed, relatively loose, un-engineered fill was identified in an asphalt-patched area located east of the building A. The fill depth may range between 5 and 10 feet bgs. Refer to **Appendix A** for detailed description of the shallow sediments and soil classification as encountered down to 25 feet bgs.

Soil samples from all eleven borings did not show clear olfactory evidence of contamination. Field screening for VOCs using a Photoionization Detector (PID) did not register detectable concentrations of VOCs.

No groundwater was encountered within the maximum drilled depth of 25 feet bgs.

7.2 Geophysical Survey Findings

The following is a summary of the geophysical investigation, while details of the survey and its results are described in the GEOVision report included in **Appendix B:**

The total magnetic field response shows no response of a steel UST. A typical magnetic field response for a steel UST is a large dipole, which is not present in Figure 1 of **Appendix B.** The only dipolar anomaly in this data set is adjacent and related to the building present in the center of the site. One small monopolar positive anomaly beneath the RC pad, behind Building A may be related to the building infrastructure or a small buried metallic object. The EM-31 conductivity response in Figure 2 of **Appendix B** shows a buried pipe, trench, or other linear anomaly at the northern side of the building that was detected by the utility locating equipment. Figure 3 of **Appendix B** displays the in-phase response from the EM-31 at this site. The data was very complicated by the metallic surface structures at the site. No steel USTs were detected with this instrument.

A noticeable asphalt patch was visible in the field, east of building A, and an excavation was imaged with the GPR corresponding with this patch. Two sample scans (south-north and east-west) across this excavation are presented below. Note that the depth of investigation of the GPR at this site is approximately 4-5 feet.

There was no magnetic or electromagnetic anomaly located within this excavation area, indicating this is likely where the steel USTs were removed from.

There is no data showing the presence of a steel UST in the surveyed area at this site.

It should be mentioned that several anomalous areas on the figures in **Appendix B** are caused by the surficial metallic infrastructure at this site. These surface metallic objects include buildings, metal poles, fences, reinforced concrete and covered carports. Buried pipes/linear anomalies traced by the utility locating equipment were marked on the ground in the field and are marked by a dotted line on the figures. One reinforced concrete pad, labelled “RC” on the figures, was identified on the north side of the building. Note that only the magnetometer can image a steel UST beneath reinforced concrete

7.3 Laboratory Analytical Results

Summaries of the analytical results of tested soil samples and soil vapor samples are presented in **Tables 1 through Table 4**, while the detailed laboratory report are included **Appendix C and Appendix D.**

7.3.1 Soil Analytical Results

- All analyzed soil samples showed non- detected or below detection limits of TPHg, TPHd, and TPHo using method EPA 8015M/8260B- carbon chain (**Table 1, Appendix C).**

- All analyzed soil samples showed non- detected or below detection limits of BTEX, all fuel oxygenates, all other VOCs using Method EPA 8260 B (**Table 1, Appendix C).**

- All analyzed samples showed non-detected Polycyclic Aromatic Hydrocarbons (PAH) using method EPA 8270 SIM **Table 2, Appendix C).**

- Concentrations of all CA metals in the tested soil samples were below their respective Total threshold Concentration Limit (TTLC), and below published background levels in California **(Table 3, Appendix C).**

  Detected concentrations of metals were below their respective Environmental Screening Level (ESLs), established by the San Francisco Bay Regional Water Quality Control Board (SF RWQCB), except for vanadium which showed up to 29.9 mg/kg, compared to its ESL of 18.

7.3.2 Soil Vapor Analytical Results

Detectable chemicals in the soil vapor samples are shown in **Table 4** while detailed laboratory report is included in **Appendix D.** The results indicate the following:

- **TPHg:** TPHg was detected in all soil-vapor samples with concentrations ranging between 1,700 $\mu g/m^3$ (samples SV6 and SV7) and 23,000 $\mu g/m^3$ (SV2). All are below the ESL for TPHg (20,000 $\mu g/m^3$), except for SV2 located near the southwest corner of the Site which showed a concentration of 23,000 $\mu g/m^3$

- **BTEX:**

  Benzene: Benzene was non-detected in all tested samples.

  Toluene: Toluene was detected in 6 samples at a maximum of 80 $\mu g/m^3$. All concentrations are below the ESL for toluene (44,000 $\mu g/m^3$).

  Ethylbenzene: Ethylbenzene was detected only in one sample (SV4) at 20 $\mu g/m^3$ which is below the ESL of 160 $\mu g/m^3$.

  Xylenes: Xylenes were registered in five of the vapor samples up to 90 $\mu g/m^3$ compared to the ESL for xylenes of 15,000 $\mu g/m^3$.

  Tetrachloroethene (PCE): PCE was detected only in sample SV6 and in the duplicate sample (SV6) at 20 $\mu g/m^3$. This is compared to the ESL for PCE of 67 $\mu g/m^3$.

All Other VOCs: all other VOCs were non-detected, except for minor concentrations of 1,2,4 Trimethylbenzene (up to 40 $\mu g/m^3$) , 1,3,5 Trimethylbenzene (20 $\mu g/m^3$), Sec-Butylbenzene (20 $\mu g/m^3$ in sample SV2 only), and 4-Isopropyltoluene (up to 100 g/m^3). These derivative compounds do not have ESLs.

8.0 CONCLUSIONS

- The Site is located at the northeast corner of W. Chapman Avenue and N. Lemon Street in the city of Orange, California.

- The subject property is currently un-occupied. Previous uses include a fueling station between 1925 and 1954. Subsequently, it was occupied by an auto service facility until at least 2019. There are two buildings at the site, one (Building A) is located near the southwest part of the Site, and the second building (Building B) is located at the northeast corner of the Site. Each building has a canopy in front. Building A has a concrete pad at the rear that had a cover canopy in the past. According to previous assessments, during the auto service operation, Building A consisted of a garage room, office, storage, and restrooms. Building B consisted of a garage room, offices and storage room. In-ground hydraulic lifts were reported in the auto service areas. During the current investigation, no hydraulic lifts were found at the site, but concrete patched areas were observed in the former garage rooms which likely represent where these lifts were located.

  An underground pit covered with metal cover is located in the canopy area south of building A. This is likely a former auto service pit. A floor drain with metal grate cover is located in the pad area west of Building B.

  An asphalt-patched area showing noticeable ground settlement was observed to the east of building A. Two batch lines connect this area to Building A and to the canopy area south of the building. This appears to be possibly consistent with a backfilled excavation of former UST and associated lines.

- Previous investigations between 2017 and 2019, by others, included a Phase I ESA, geophysical investigation, soil vapor sampling and indoor air sampling. This is in addition to a Building Hazardous Material Survey, removal and disposal of asbestos and lead based paint. Refer to section 3 of this report for more background information.

- The current Phase II investigation was designed to verify the subsurface environmental conditions at the Site and any impact caused by its known historic uses as a gas station and auto service operation.

- The current investigation consisted of conducting an integrated geophysical survey, advancing a total of eleven geoprobe testholes, collecting and testing 28 soil samples for chemicals of concern, installing seven soil vapor probes, and testing seven vapor samples and one duplicate sample for VOCs.

- The Site is underlain by silty sand to clayey-sandy silt for approximately the top 10 feet, overlying gravelly sand and sandy gravel to the maximum explored depth of 25 feet bgs. No ground water was encountered within the drilled depth.

- Field screening using PID instrument and observation did not show evidence of contamination.

- **The geophysical investigation :**

  The geophysical survey did not show data consistent with the presence of steel underground storage tanks (USTs).

  A backfilled excavation was imaged by GPR corresponding to the noticeable asphalt patch located to the east of building A. No magnetic or electromagnetic anomaly was detected in this area that could indicate this is likely where former steel USTs were removed from.

  One small monopolar positive anomaly was identified beneath the RC pad behind building A which possibly could be related to the building infrastructure or a small buried metallic object.

  The survey identified several utility lines, buried pipes, trench, or other linear anomalies. These were marked in the field and were shown in the figures presented in Appendix B.

- **All analyzed 28 soil samples showed non-detected or below detection limit concentrations of total petroleum hydrocarbons as gasoline (TPHg), as diesel (TPHd), and as motor oil (TPHo), using method EPA 8015M carbon chain.**

- **All soil samples showed non-detected or below detection limit concentrations of BTEX, fuel oxygenates, and all other VOCs, using method EPA 8260B.**

- **All soil samples showed non-detected or below detection limit concentrations of polycyclic aromatic hydrocarbons (PAH), using method EPA 8270 SIM.**

- **Concentrations of all CA metals in the tested soil samples were below their respective Total Threshold Concentration Limit (TTLC) and published background levels in California (Table 3, Appendix C).**

  Detected concentrations of metals were below their respective Environmental Screening Level (ESLs), established by the San Francisco Bay Regional Water Quality Control Board (SF RWQCB), except for vanadium which registered up to 29.9 mg/kg, compared to its ESL of 18. However, no action is necessary since all detected Vanadium concentrations were below TTLC and Background levels for Vanadium ((Table 3, Appendix C).

- **Analysis of the soil vapor samples showed detectable concentrations of TPHg (up to 23000µg/m^3), toluene (up to 80 µg/m^3), ethylbenzene (up to 20 µg/m^3), xylenes (up to 90 µg/m^3), and PCE (up to 20 µg/m^3). All these detected concentrations are below their respective ESLs for commercial use except for TPHg in sample SV2 (23,000 µg/m^3) compared to ESL for TPHg (20,000 µg/m^3).**

  Other minor detections include: 1,2,4 Trimethylbenzene (up to 40 µg/m^3) , 1,3,5 Trimethylbenzene (20 µg/m^3), Sec-Butylbenzene (20 µg/m^3 in sample SV2 only), and 4-Isopropyltoluene (up to 100 g/m^3). These derivative compounds do not have ESLs.

9.0 RECOMMENDATIONS

BASED ON THE ABOVE FINDINGS AND CONCLUSIONS, NO FURTHER ACTION IS DEEMED WARRANTED.

It is further recommended that future development take into consideration the presence of un-engineered fill within the identified excavation east of Building A, the potential presence of buried objects and pipes, trenches and linear anomalies described in the geophysical report (Appendix B).

10.0 LIMTATIONS

The services described in this report/plan have been and will be performed in a manner that meets or exceeds the level of care and skill ordinarily exercised by the environmental profession. No other warranty or representation either expressed or implied is made.

The findings set-forth in the above report/plan are strictly limited in time and scope to date of evaluation. Results and conclusions in this report/plan are based mainly upon data obtained from separate and limited sampling locations. It should be recognized that subsurface conditions in between the sampling locations and with depth may vary, hence, it should not be construed that all possible Site conditions were identified. Variation in the area geology and/or groundwater conditions could exist beyond the points and depths explored. Changes in site conditions could occur with time due to variation in rainfall, temperature, regional water usage, and effects from neighboring sites, and/or factors not apparent at the time of the initial field investigation.

Chemical analysis may have been performed for specific parameters during the course of this site assessment. However, it should be noted that additional chemical constituents not searched for during the ongoing study may be present in soil and/or groundwater at the Site.

Geo-Cal, Inc. (GCI) bears no responsibility for providing the results of this investigation to any regulatory agency without prior authorization from the responsible party(ies). However, it is the responsibility of those RP(s) to do so.

11.0 REFRENCES

Athanor Environmental Services Inc (Athanor), 2017, *Geophysical Survey, Soil Vapor Investigation,* Indoor Air Investigation, *237 West Chapman Ave, CA 92866, October 17, 2017.*

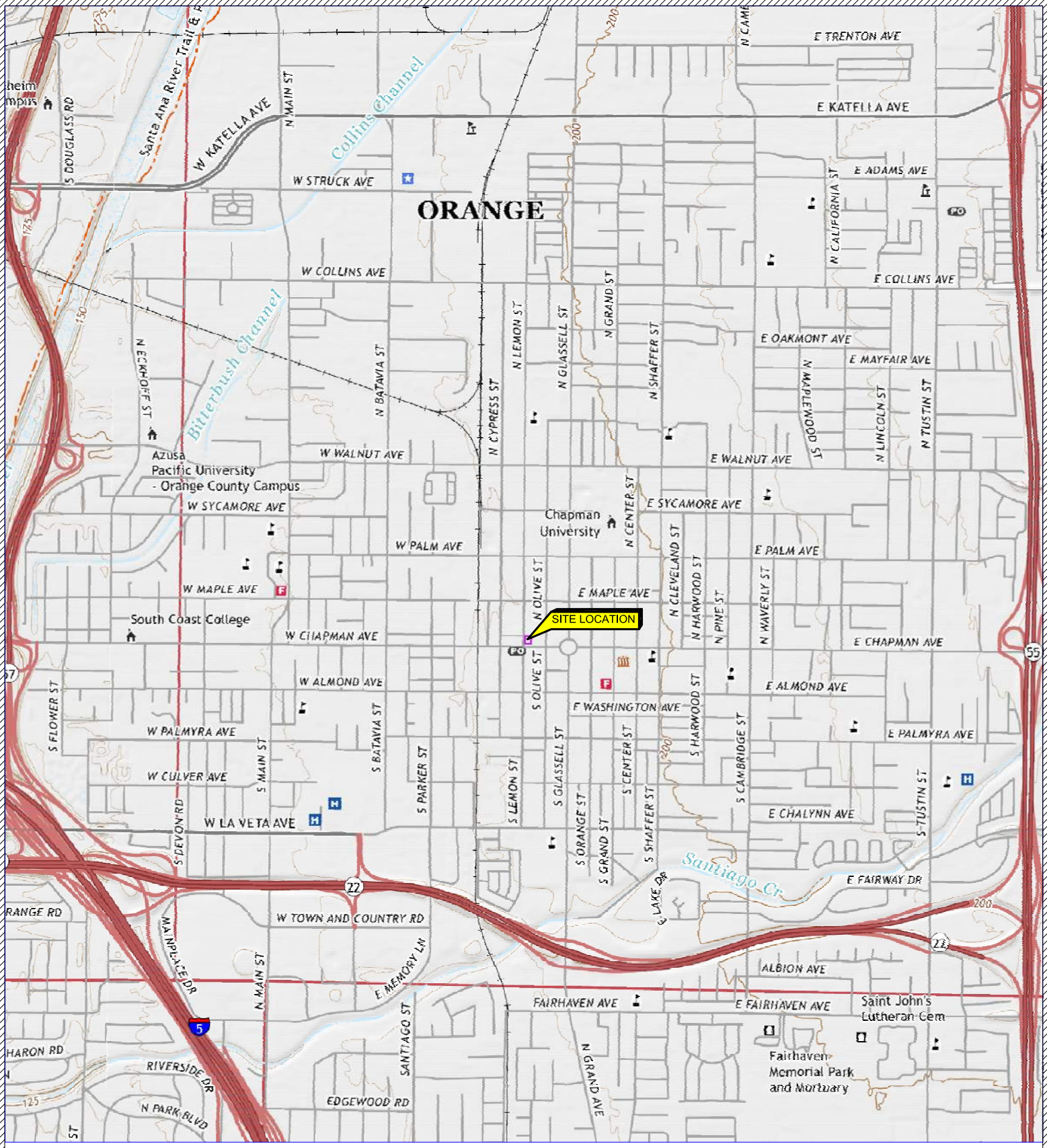
EnSafe, 2019, *Hazardous Building Materials Survey***,** *237 West Chapman Ave, Orange, Orange County, CA 92866, project number 0888825865, October 18, 2019.*

Gabriel Environmental Group (GEG), *2019, Phase I Environmental Site Assessment, Facilities @ 237 West Chapman Ave, Orange, Orange County, CA 92866, project number GEG19010, January 25, 2019.*

GeoTracker Website: *https://geotracker.waterboards.ca.gov/waterboards.ca.gov/*

GEOVision Geophysical Services (GeoVision), 2023, *Geophysical Investigation 237 West Chapman Ave, Orange, California, October 4 25, 2023.*

FIGURES

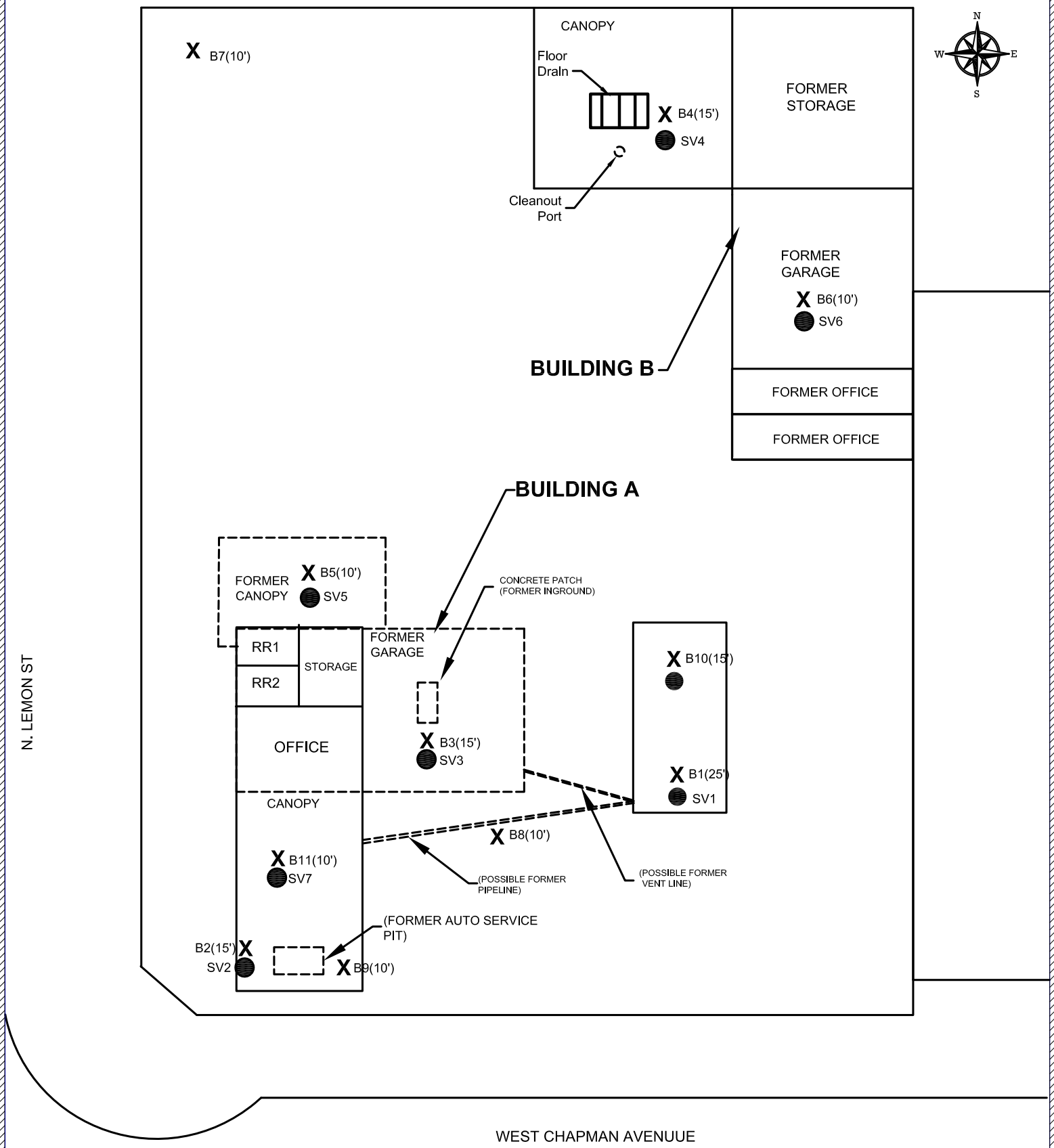


2022 USGS 7.5 Minute Topographic Map Orange Quadrangle

GEO-CAL, INC.
Environmental & Geotechnical Engineering
4370 Hallmark Prkwy. Ste #101
San Bernardino CA 92407

Figure 1
Site Location

237 W. CHAPMAN AVENUE
ORANGE, CA 92866



GEO-CAL, INC.
Environmental & Geotechnical Engineering
4370 Hallmark Prkwy. Ste #101
San Bernardino CA 92407

Figure 2
Site Plan Showing Geoprobe Testhole Locations

237 W. CHAPMAN AVENUE
ORANGE, CA 92866

LEGEND
X GEOPROBE TEST HOLE
SOIL-VAPOR SAMPLE
1 inch=20 ft
0 20 30

TABLES

TABLE 1

Summary of Soil Analytical Results
(EPA 8015M and EPA 8260B)
237 W. CHAPMAN AVE
ORANGE, CA 92866

Sample ID	EPA Method (8015M/8260B) mg/kg			EPA Method 8260B (µg/kg)									
	TPHg	TPHd	TPHo	B	T	E	X	MTBE	DIPE	ETBE	TAME	TBA	All Other VOCs
B1-6'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B1-10'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B1-15'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B1-20'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B1-25'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B2-5'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B2-10'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B2-15'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B3-5'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B3-10'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B4-5'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B4-10'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B4-15'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B5-5'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B5-10'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B5-15'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND

TABLE 1

Summary of Soil Analytical Results
(EPA 8015 and EPA 8260B)
237 W. CHAPMAN AVE
ORANGE, CA 92866

Sample ID	EPA Method (8015M/8260B) mg/kg			EPA Method 8260B µg/kg									
	TPHg	TPHd	TPHo	B	T	E	X	MTBE	DIPE	ETBE	TAME	TBA	All Other VOCs
B6-5'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B6-10'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B7-5'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B7-10'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B8-5'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B8-10'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B9-5'	<0.5	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B9-10'	<0.6	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B10-10'	<0.7	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B10-15'	<0.8	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B11-5'	<0.9	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND
B11-10'	<0.10	<10	<20	<0.005	<0.005	<0.005	<0. 01	<0.005	<0.005	<0.005	<0.005	<0.005	ND

GRO	Gasoline Range Organics (C4-C12)	MTBE:	Methyl-tert-butyl-ether	µg/kg:	Micrograms per kilograms
ORO	Diesel Range Organics (C13-C22)	TBA:	T-butyl-alcohol	mg/kg	Milligrams per kilograms
ORO	Oil Range Organics (C23-C40)	DIPE:	Di-isopropyl ether	-	Not Reported
B	Benzene	ETBE:	Ethyl-tert-butyl-ether	N/A:	Not Analyzed
T	Toulene	TAME:	T-amyl-methyl-ether	ND:	Non Detected or Below Detection Limi
E	Ethylbenzene				

Table 2

Summary of Soils Analytical Results
(Polycyclic Aromatic Hydrocarbons, EPA 8270 SIM)

237 W. CHAPMAN AVENUE
ORANGE, CA 92866

SAMPLE ID	PAH Results (mg/kg) EPA8270 SIM)																
	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)-anthracene	Benzo(a)-pyrene	Benzo(b)-florathene	Benzo(g,h,i)-perylene	Benzo(k)-fluoranthene	Chrysene	Diabenzo(a,h)-anthracene	Fluoranthene	Fluorene	Indeo(1,2,3-c,d)-pyrene	2-Methyl-naphthalene	Napthalene	Phenanthrene	Pyrene
B1-6'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B1-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B1-15'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B1-20'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B1-25'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B2-5'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B2-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B2-15'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B3-5'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B3-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B4-5'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B4-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B4-15'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B5-5'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B5-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B5-15'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010

Table 2 (Cont.)
Summary of Soils Analytical Results
237 W. CHAPMAN AVENUE
ORANGE, CA 92866

SAMPLE ID	PAH Results (mg/kg) EPA8270 SIM)																
	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)-anthracene	Benzo(a)-pyrene	Benzo(b)-florathene	Benzo(g,h,i)-perylene	Benzo(k)-fluoranthene	Chrysene	Diabenzo(a,h)-anthracene	Fluoranthene	Fluorene	Indeo(1,2,3-c,d)-pyrene	2-Methyl-naphthalene	Napthalene	Phenanthrene	Pyrene
B6-5'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B6-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B7-5'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B7-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B8-5'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B8-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B9-5'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B9-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B10-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B10-15'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B11-5'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010
B11-10'	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010

ND: Non-detect or below MDL

mg/kg: Milligrams per Kilogram

PAH: Polycyclic Aromatic Hydrocarbons

TABLE 3
Summary of Soil Analytical Results For CAM17 (EPA 6010B/7471A)
237 W. Chapman Avenue
Orange, CA 92866

Analytes	Results (EPA 6010B/7471A) (mg/kg)					TTLC	ESL	Background Level
	B1-6'	B3-5'	B4-5'	B6-5'	B11-5'	(mg/kg)		
Antimony	<1.0	<1.0	<1.0	1.03	<1.0	500	11.0	195
Arsenic	<1.0	4.64	4.86	5.3	3.78	500	670	11
Barium	20	116	109	101	56.1	10,000	390	1,400
Beryllium	<0.5	1.09	1.17	1.15	0.796	75	5	2.7
Cadmium	0.611	1.62	1.68	1.74	1.2	100	1.9	1.7
Chromium	5.1	9.54	11.7	10.7	7	2,500	160	1,579
Cobalt	2.71	5.41	5.81	5.87	3.76	8,000	23	46.9
Copper	13.6	36.4	39	39.5	27.3	2,500	180	96.4
Lead	1.43	5.18	5.33	5.2	18.1	1,000	32	107.9
Mercury	<0.042	<0.042	<0.042	<0.042	<0.042	20	13	0.9
Molybdenum	<0.5	0.643	0.687	0.812	0.511	3,500	6.9	9.6
Nickel	3.36	9.17	10.1	9.68	6.95	2,000	86	509
Selenium	<1.0	<1.0	<1.0	<1.0	<1.0	100	2.4	0.43
Silver	<1.0	<1.0	<1.0	<1.0	<1.0	500	25	8.3
Thallium	<1.0	<1.0	<1.0	<1.0	<1.0	700	78	12,890
Vanadium	12.9	27.2	29.3	29.9	21.1	2,400	18	288
Zinc	19.9	53.7	56.5	56.2	37.8	5,000	340	236

mg/kg Milligrams per Kilograms

ug/kg Micrograms per Kilograms

CAM 17: California Metals
TTLC: Total Threshold Limit Concentration (Wet Weight)
ESL: Environmental Screening Level (per San Franscisco RWQCB)

TABLE 4
Summary of Soil-Vapor Detections
(Method EPA 8260B)
237 W. CHAPMAN AVE
ORANGE, CA 92866

Sample ID	Sample Date	Sample Depth (feet bgs)	Soil-Vapor Results (EPA 8260B) (µg/m3)										
			TPH-g	Benzene	toluene	Ethylbenzene	Xylenes	PCE	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Sec-Butylbenzene	4-Isopropyltoluene	All Other VOCs
SV1	9/26/2023	6	2,200	ND<6.0	ND<12.5	ND<12.5	ND<37.5	ND<12.5	ND<12.5	ND<12.5	ND<12.5	ND<12.5	ND
SV2	9/26/2023	5	23,000	ND<6.0	20	ND<12.5	ND<37.5	ND<12.5	40	ND<12.5	20	100	ND
SV3	9/26/2023	5	4,200	ND<6.0	ND<12.5	ND<12.5	ND<37.5	ND<12.5	20	ND<12.5	ND<12.5	20	ND
SV4	9/26/2023	5	6,500	ND<6.0	70	20	90	ND<12.5	40	ND<12.5	ND<12.5	30	ND
SV5	9/26/2023	5	2,600	ND<6.0	40	ND<12.5	40	ND<12.5	40	ND<12.5	ND<12.5	ND<12.5	ND
SV6	9/26/2023	5	17,000	ND<6.0	30	ND<12.5	44	20	40	20	ND<12.5	ND<12.5	ND
SV7	9/26/2023	5	1,700	ND<6.0	80	ND<12.5	50	ND<12.5	ND<12.5	ND<12.5	ND<12.5	ND<12.5	ND
SV6 DUP	9/26/2023	5	1,700	ND<6.0	40	ND<12.5	50	20	40	20	ND<12.5	ND<12.5	ND
Commercial Screening Levels (ESLs), San Francisco Bay RWQCB) (2019, Rev 2)			20,000	14	44,000	160	15,000	67	-	-	-	-	Various

ESL: Environmental Screening Levels (San Francisco Bay RWQCB)

µg/m^3: Micrograms per cubic meter

TPH-g: Total Petroleum Hydrocarbons as Gasoline

PCE Tetrachloroethene

ND: Non-Detect or below Laboratory Detection Limits

APPENDIX A

BORING LOGS

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B1

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 25'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						2.5" AC Pavement Fill: Un-engineered, SILTY SAND w/gravel, loose, w/voids, brown, no odor or stains
5	B1-5' & SV1	Ø				**SILTY SAND(SM)**, fine grained, loose, brown, clayey, w/random fine gravel, moist, no odor or stains
10	B1-10'	Ø				**SILTY SAND(SM)**, fine grained, medium dense,brown, clayey, w/random fine gravel, moist,no odor or stains
15	B1-15'	Ø				**GRAVELLEY SAND (SP-GP)**, fine-medium, dense, sub angular gravel, dull brown, dry, no odor or stains
20	B1-20'	Ø				**SANDY GRAVEL (GP)**, medium-coarse, very dense, brown, no odor or stains
25	B1-25'	Ø				**SANDY GRAVEL (GP)**, medium-coarse, very dense, brown, no odor or stains

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B2

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 15'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						
5	B2-5' & SV2	Ø				**SILTY SAND(SP)**, fine-grained, loose, brown, dry, no odor or stain
10	B2-10'	Ø				**CLAYEY-SANDY SILT (ML)**, firm, dry, reddish brown, no odor or stain
15	B2-15'	Ø				**GRAVELLEY SAND (SP-GP)**, fine-medium, dense, sub angular gravel, dull brown, dry, no odor or stains
20						
25						

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B3

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 15'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						
5	B3-5' & SV3	Ø	■			**SILTY SAND(SP)**, fine-grained, loose, brown, dry, no odor or stain
10	B3-10'	Ø	■			**CLAYEY-SANDY SILT (ML)**, firm, dry, reddish brown, no odor or stain
15						**Refusal at 15', No Sample**
20						
25						

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B4

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 15'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						
5	B4-5' & SV4	Ø				**SILTY SAND(SP)**, fine-grained, loose, brown, dry, no odor or stain
10	B4-10'	Ø				**CLAYEY-SANDY SILT (ML)**, stiff, reddish brown, dry, no odor or stains
15	B4-15'	Ø				**GRAVELLEY SAND (SP-GP)**, fine-medium, dense, sub angular gravel, dull brown, dry, no odor or stains
20						
25						

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B5

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 15'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						3"-Thick concrete slab
5	B5-5' & SV5	Ø				**SILTY SAND(SP)**, fine-grained, loose, brown, dry, no odor or stain
10	B5-10'	Ø				**CLAYEY-SANDY SILT (ML)**, stiff, reddish brown, dry, no odor or stains
15	B5-15'	Ø				**GRAVELLEY SAND (SP-GP)**, fine-medium, dense, sub angular gravel, dull brown, dry, no odor or stains
20						
25						

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B6

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 10'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						3"-Thick concrete slab
5	B6-5' & SV6	Ø				**SILTY SAND(SP)**, fine-grained, loose, brown, dry, no odor or stain
10	B6-10'	Ø				**SANDY GRAVEL (GP)**, clayey, Ferrugenous, fine-coarse, dense, brown, no odor or stains
15						
20						
25						

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B7

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 10'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						3"-Thick concrete slab
5	B7-5'	Ø	■			**SILTY SAND(SP)**, fine-grained, loose, brown, dry, no odor or stain
10	B7-10'	Ø	■			**SANDY GRAVEL (GP)**, clayey, Ferrugenous, fine-coarse, dense, brown, no odor or stains
15						
20						
25						

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B8

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 10'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						2.5"-Thick concrete slab
5	B8-5'	Ø	■			**SILTY SAND(SP)**, fine-grained, loose, brown, dry, no odor or stain
10	B8-10'	Ø	■			**CLAYEY GRAVEL (GC),** poorly graded, dense, brown, no odor or stains
15						
20						
25						

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B9

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 10'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						3"-Thick concrete slab
5	B9-5'	Ø	■			**SILTY SAND(SP)**, fine-grained, loose, brown, dry, no odor or stain
10	B9-10'	Ø	■			**CLAYEY-SANDY SILT (ML)**, firm, dry, reddish brown, no odor or stain
15						
20						
25						

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B10

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 15'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						3"-Thick concrete slab Fill: Un-engineered, SILTY SAND w/gravel, loose, w/voids, brown, no odor or stains
10	B10-10'	Ø	■			**SILTY SAND(SM)**, fine grained, medium dense,brown, clayey, w/random fine, gravel, moist,no odor or stains
15	B10-15'	Ø	■			**GRAVELLEY SAND (SP-GP)**, fine-medium, dense, sub angular gravel, dull brown, dry, no odor or stains
20						
25						

Geo-Cal, inc.
Environmental & Geotechnical Engineering
1570 Hallmark Parkway, Suite 101
San Bernardino, CA 92407

LOG OF BORING B11

237 W. Chapman Ave.
Orange, CA 92866

Drilled by: Kehoe Testing
Drill Method: Direct Push
Date: 9/26/2023
Hole Size: 2"
Geologist: H.O.

Total Depth: 10'

Sample Condition: Remoulded; Undisturbed; Not Recovered; Rock Core

Water Levels: During Drilling; After Completion

No G.W.

Depth in feet	Sample ID	PID ppm)	Sample	Blow Count	GRAPHIC	DESCRIPTION
0						3"-Thick concrete slab
5	B11-5'	Ø	■			**SILTY SAND(SP)**, fine-grained, loose, brown, dry, no odor or stain
10	B11-10'	Ø	■			**CLAYEY GRAVEL (GC),** poorly graded, dense, brown, no odor or stains
15						
20						
25						

APPENDIX B

GEOPHYSICAL SURVEY REPORT

GEOVision
geophysical services

October 4, 2023
Project Number 23354

Mr. Henry Olivier
Geo-Cal, Inc.
4370 Hallmark Parkway, Suite 101
San Bernandino, CA 92407

Subject: **Geophysical Investigation at 237 W Chapman Avenue in Orange, California**

Dear Mr. Olivier,

A geophysical investigation was conducted on the 27th of September at the aforementioned property. The purpose of the investigation was to screen the property for steel Underground Storage Tanks (UST's).

Geophysical methods applied to this investigation included the Geonics EM-31 Electromagnetic Conductivity Meter (EM-31), Geometrics G858 magnetic gradiometer, and GSSI SIR4000 ground penetrating radar (GPR) system with a 350-MHz antenna. Additional utility locating equipment was utilized such as the Fisher TW-6 M-Scope.

METHODOLOGY

Details on these geophysical methods can be found in the attached application notes titled "Utility Clearance and Mapping Using Electromagnetic Methods" and "Geophysical Techniques for Shallow Environmental Investigations".

FIELD PROCEDURES

In order to identify underground structures as well as possible steel underground storage tanks, a magnetic and electromagnetic was conducted within the area of interest.

Measurements of the earth's total magnetic field and vertical gradient data were made with the G-858 at 0.2-second intervals and coupled with a submeter GPS system for spatial control. The 0.2-second sampling interval resulted in an average station spacing of about 0.5 feet. The magnetic data and GPS data were stored in the internal memory of the magnetometer. Magnetic data were downloaded to a laptop computer at the end of the magnetic survey.

Conductivity and in-phase measurements were made with the EM-31 coupled with a submeter GPS system along survey lines spaced approximately 5 feet apart. The 0.2 second sampling interval resulted in an average station spacing of about 0.1 feet. EM-31

data were stored in a digital data logger and downloaded to a laptop computer after the completion of the survey.

The site was also scanned with the utility locating equipment to delineate pipes and/or utilities and the GPR to investigate anomalies.

DATA PROCESSING

Color-enhanced contour maps of the total magnetic field and EM-31 data were generated using the Oasis montaj® geophysical mapping system. Prior to contour map generation, multiple preprocessing steps were completed and included:

- Backup of all original field data files.
- Correcting of all data acquisition errors (typically only deleting the first portion of a reacquired line, renaming lines incorrectly labeled, deleting additional readings outside the grid, etc.).
- Reformatting field data files to free format XYZ files containing line number, station, time (if applicable) and field measurements.
- Converting GPS coordinate system datum, if necessary
- Applying small adjustments to station locations to compensate for data being recorded while the operator was walking.
- Merging of multiple data files into a single file and sorting, if necessary.

These data adjustments were made using a combination of commercial and in-house software. All adjustments made to data files and resulting file names were documented and are retained in project files.

The output of the data preprocessing were data files containing line and station number and the geophysical measurements. These data files were imported into the Oasis montaj® mapping system and the following data processing steps applied:

- Reformatting of data files to Oasis montaj® format.
- Generating final map scale.
- Gridding data using a 1- to 2.5-foot cell size.
- Masking grid in areas where data were not acquired *(i.e.* around site perimeter).
- Applying a Hanning filter to smooth the data, if necessary.
- Generating color zone file describing color for different data ranges.
- Contouring the data.
- Generating map surrounds (title block, legend, scale, color bar, north arrow, etc.).
- Annotating anomalies.
- Merging various plot files and plotting final map.

The names of the files generated, and the processing parameters used were documented and are retained in project files. All files generated during the processing sequence were archived on a backup drive.

RESULTS

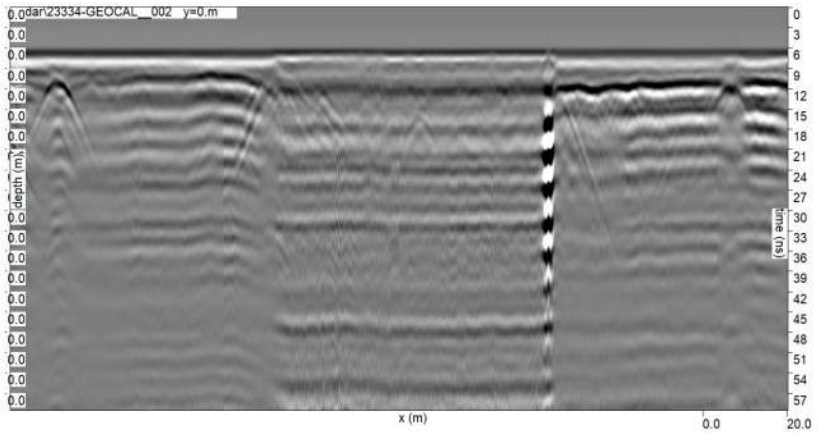
The total magnetic field response and the conductivity and in-phase response from the EM-31 are presented in Figures 1, 2, and 3, respectively. The coordinates shown on the contour maps reference the California State Plane, NAD83 (Conus), Zone VI (0406), US survey feet coordinate system. The color bar indicates the amplitude of the measured quantity with magenta and dark blue indicating high and low amplitudes, respectively. Light orange, yellow, and light green indicate average "background" values of the measured quantity.

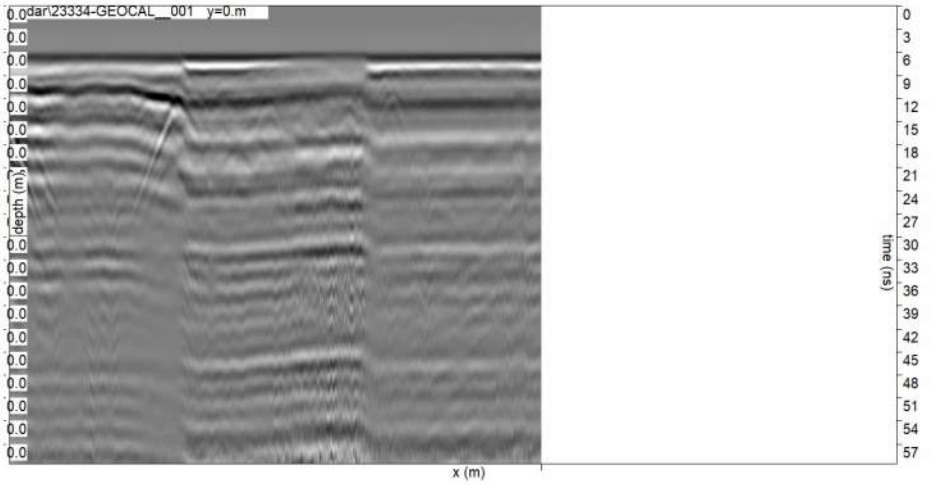
Several anomalous areas on the figures are caused by the surficial metallic infrastructure at this site. These surface metallic objects include buildings, metal poles, fences, reinforced concrete and covered carports. Buried pipes/linear anomalies traced by the utility locating equipment were marked on the ground in the field and are marked by a dotted line on the figures. One reinforced concrete pad, labelled “RC” on the figures, was identified on the north side of the building. Note that only the magnetometer can image a steel UST beneath reinforced concrete.

The total magnetic field response in Figure 1 shows no response of a steel UST. A typical magnetic field response for a steel UST is a large dipole, which is not present in Figure 1. The only dipolar anomaly in this data set is adjacent and related to the building present in the center of the site. One small monopolar positive anomaly beneath the RC pad may be related to the building infrastructure or a small buried metallic object.

The EM-31 conductivity response in Figure 2 shows a buried pipe, trench, or other linear anomaly at the northern side of the building that was detected by the utility locating equipment. Figure 3 displays the in-phase response from the EM-31 at this site. The data is very complicated by the metallic surface structures at the site. The reinforced concrete anomaly is in both data sets. A typical EM-31 response for a UST is shown in the attached application notes. No steel USTs were detected with this instrument.

A clear asphalt patch was visible in the field and an excavation was imaged with the GPR corresponding with this patch. Two sample scans (south-north and east-west) across this excavation are presented below. Note that the depth of investigation of the GPR at this site is approximately 4-5 feet.





There was no magnetic or electromagnetic anomaly located within this excavation area, indicating this is likely where the steel USTs were removed from.

There is no datae showing the presence of a steel UST in the surveyed area at this site.

If you have any questions concerning this investigation, please call our office at (952) 549-1234.

Sincerely,

Approved by,

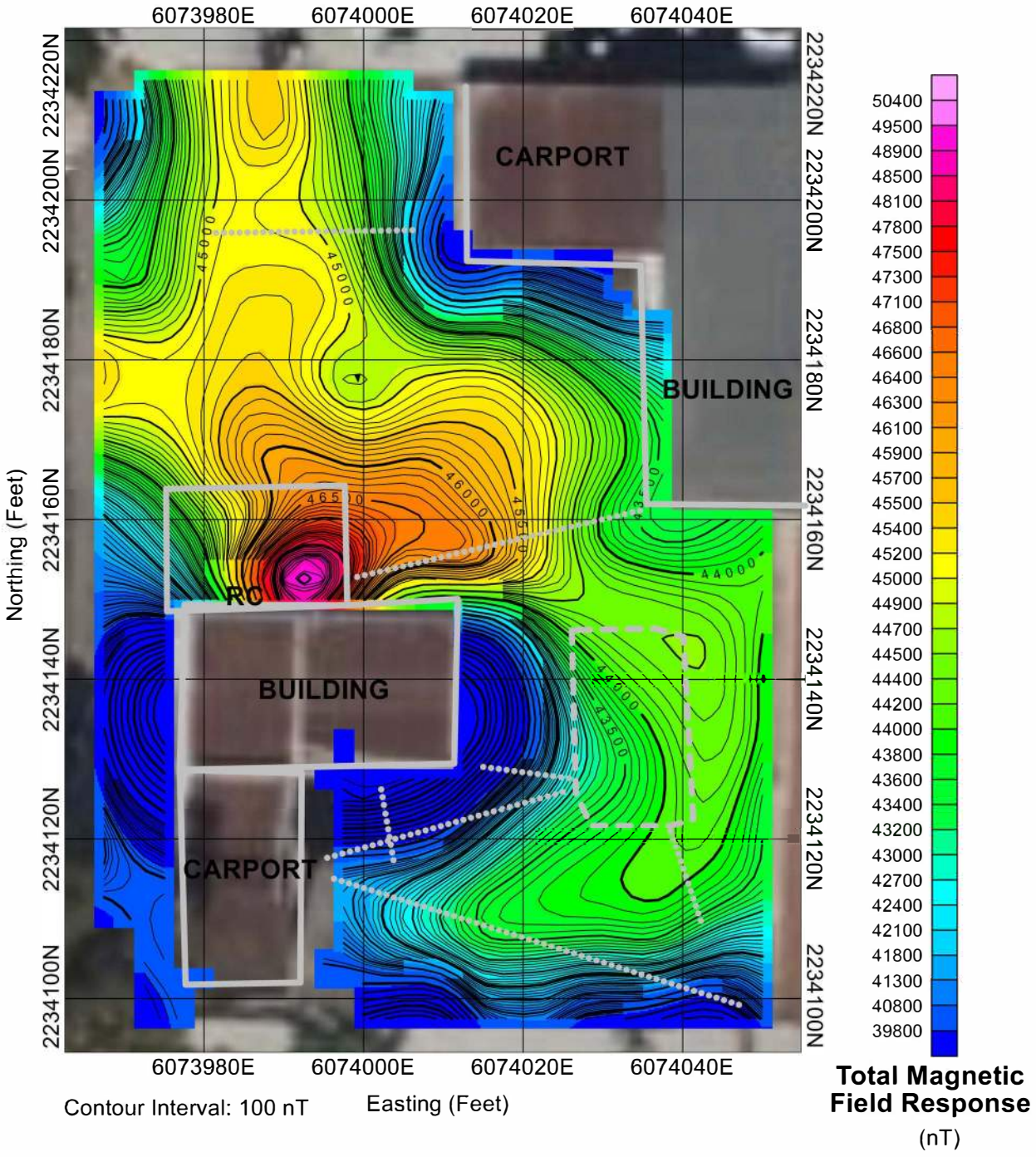
PROFESSIONAL GEOPHYSICIST
EMILY F. FELDMAN
PGp 1100
STATE OF CALIFORNIA

Emily Feldman, PGp
Project Geophysicist
GEO*Vision* Geophysical Services

Attachments:

Figure 1: Total Magnetic Field Response
Figure 2: EM-31 Conductivity Response
Figure 3: EM-31 In-phase Response

Application Note – Utility Clearance and Mapping Using Electromagnetic Methods
Application Note – Geophysical Techniques for Shallow Environmental Investigations.



10 0 10 20

US survey foot

NAD83 / California zone 6 (ftUS)

LEGEND

RC Reinforced Concrete

Excavation

Linear Object/Pipe

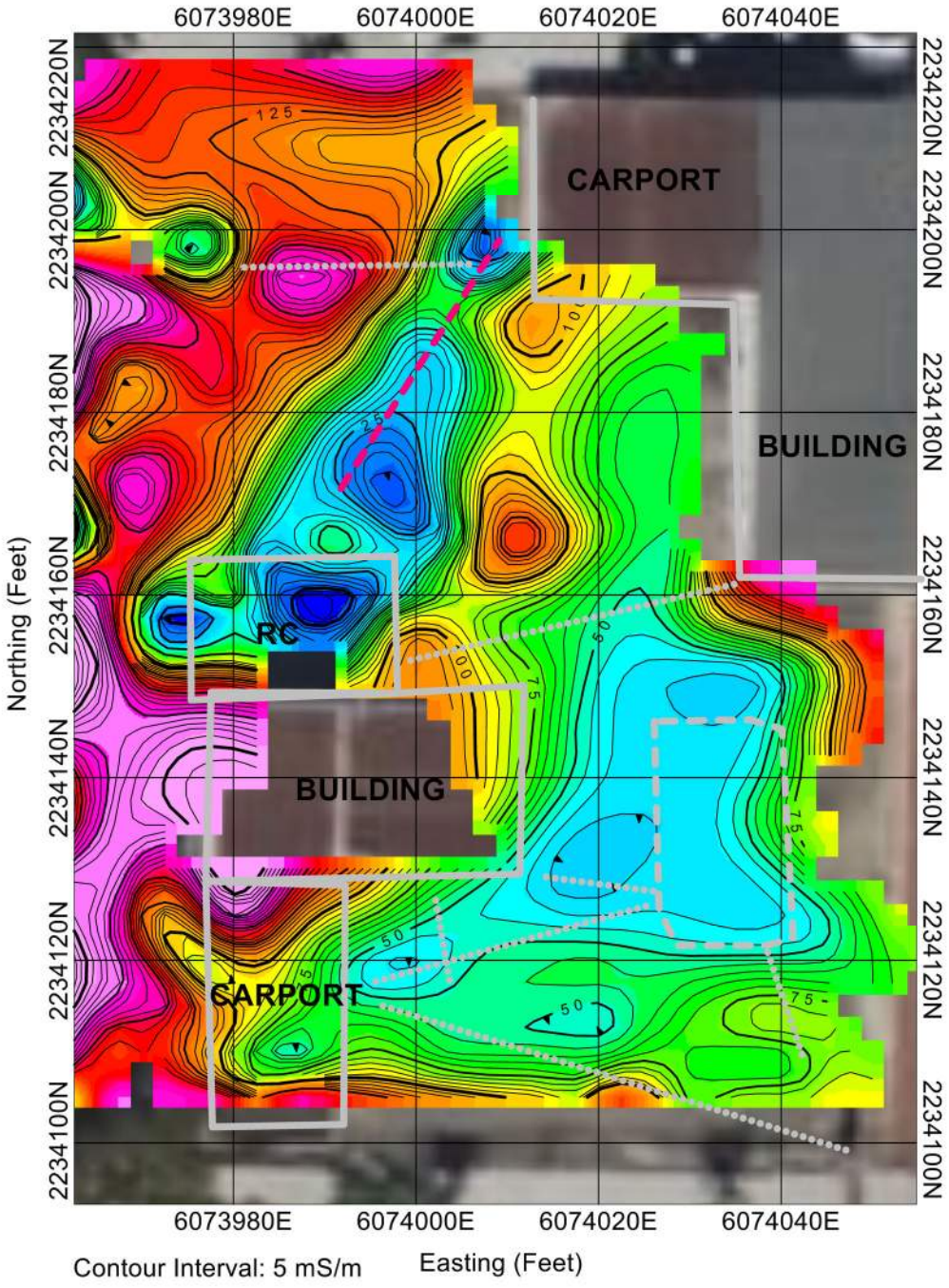
GEOVision geophysical services

Figure 1

G858 Magnetometer
Total Magnetic Field Response

Site located at 237 W. Chapman Ave
Orange, California

Produced for Geo-Cal



LEGEND

RC Reinforced Concrete

Excavation

Linear Object/Pipe

Linear Anomaly

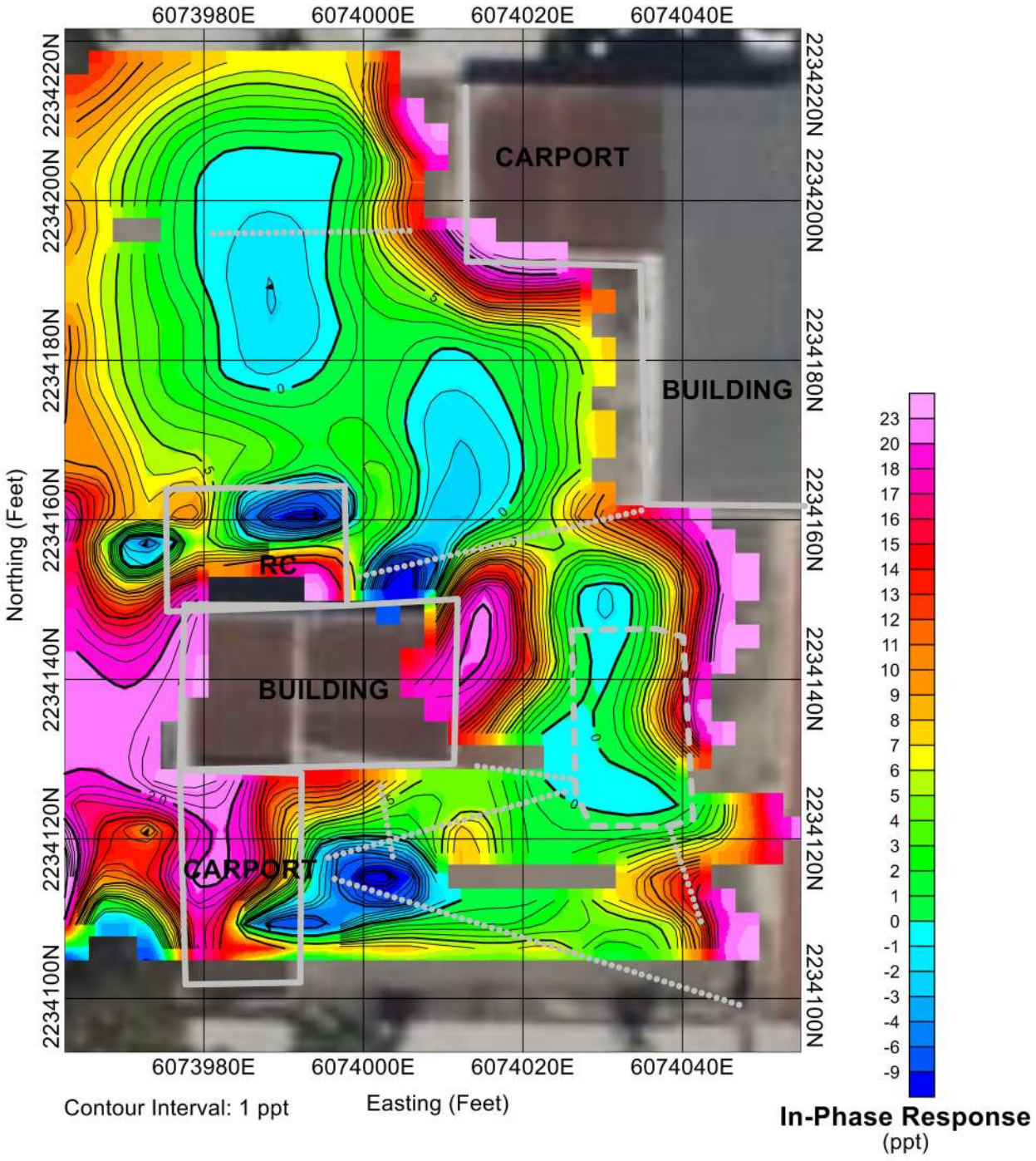
GEOVision geophysical services

Figure 2

EM-31
Conductivity Response

Site located at 237 W. Chapman Ave
Orange, California

Produced for Geo-Cal



10 0 10 20

US survey foot

NAD83 / California zone 6 (ftUS)

LEGEND

RC Reinforced Concrete

Excavation

Linear Object/Pipe

GEOVision geophysical services

Figure 3

EM-31
In-phase Response

Site located at 237 W. Chapman Ave
Orange, California

Produced for Geo-Cal

GEOPHYSICAL TECHNIQUES FOR SHALLOW ENVIRONMENTAL INVESTIGATIONS

GEOVision geophysical services

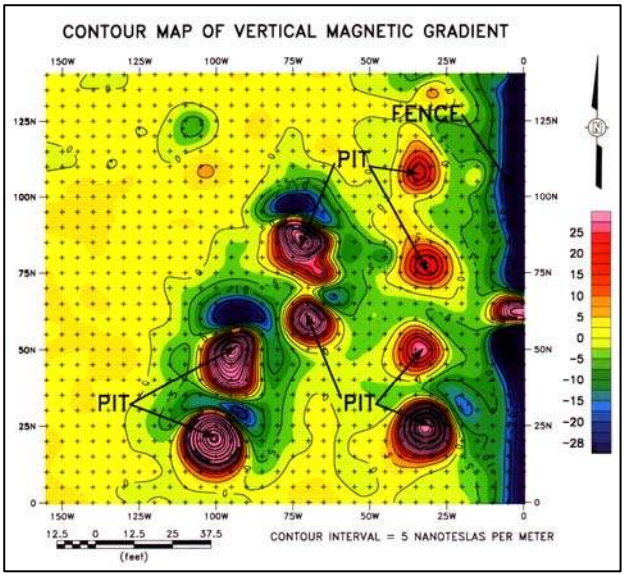
MAGNETIC METHOD

The magnetic method generally involves the measurement of the earth's magnetic field intensity or vertical gradient of the earth's magnetic field. Anomalies in the earth's magnetic field are caused by induced or remanent magnetism. Induced magnetic anomalies are the result of secondary magnetization induced in a ferrous body by the earth's magnetic field. The shape and amplitude of an induced magnetic anomaly is a function of the orientation, geometry, size, depth, and magnetic susceptibility of the body as well as the intensity and inclination of the earth's magnetic field in the survey area. The magnetic method is an effective way to search for small metallic objects, such as buried ordnance and drums, because magnetic anomalies have spatial dimensions much larger than those of the objects themselves. Typically, a single buried drum can be detected to a depth of about 10 feet. Larger metallic objects can often be located to greater depths. Induced magnetic anomalies over buried objects such as drums, pipes, tanks, and buried metallic debris generally exhibit an asymmetrical, south up/north down signature (positive response south of the object and negative response to the north).

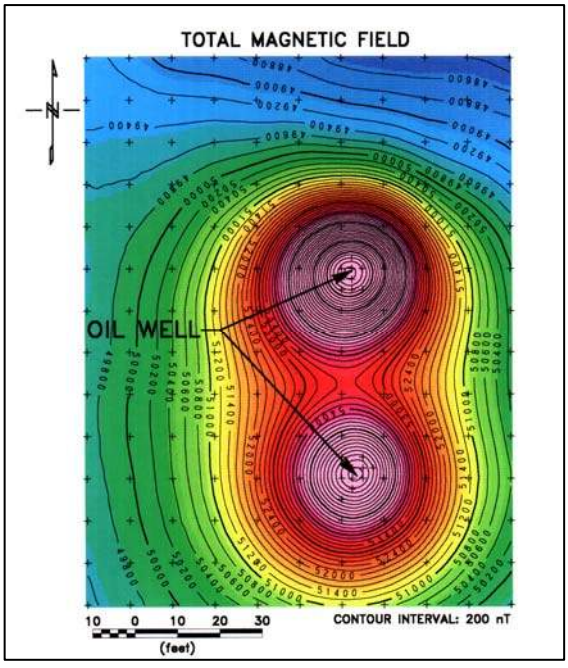


Geometrics G858 Cesium Magnetic Gradiometer

Magnetic data is typically acquired along a grid with results being presented as color-enhanced contour maps generated by the Geosoft™ Mapping System or OASIS montaj. The approximate location and depth of magnetic objects can be calculated using the Geosoft™ UXO System.



Magnetic Survey to Locate Pits Containing Buried Metallic Containers



Magnetic Survey to Locate Abandoned Oil Wells

Magnetic surveys are typically conducted to:

- Locate abandoned steel well casings
- Locate buried tanks and pipes
- Locate pits and trenches containing buried metallic debris
- Detect buried unexploded ordnance (UXO)
- Map old waste sites and landfill boundaries
- Clear drilling locations
- Map basement faults and geology
- Investigate archaeological sites

1124 Olympic Drive, Corona, California 92881, ph. 951-549-1234, fx. 951-549-123 www.geovision.com

ELECTROMAGNETIC METHODS

Electromagnetic (EM) methods typically applied to shallow environmental investigations include frequency domain EM methods, such as EM induction and EM utility location methods, time domain electromagnetic (TDEM) metal detection methods, and ground penetrating radar (GPR) methods.

EM Induction Method

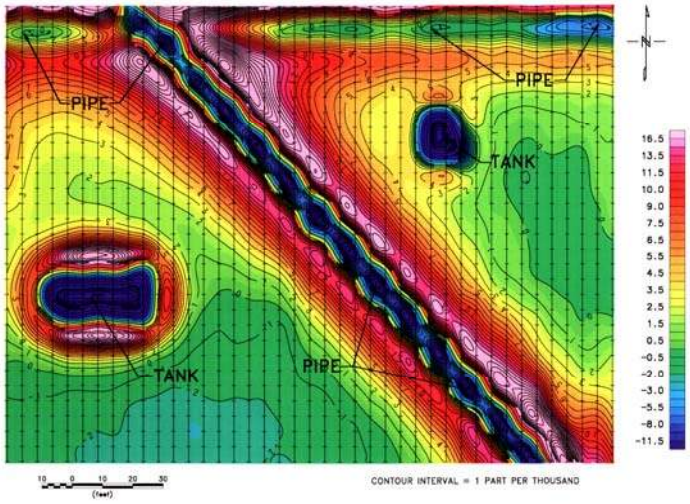
EM induction surveys are often conducted using the Geonics EM-31 terrain conductivity meter (EM-31). The EM-31 consists of a transmitter coil mounted at one end and a receiver coil mounted at the other end of a 3.7-meter long plastic boom. Electrical conductivity and in-phase component field strength are measured and stored along with line and station numbers in a digital data logger. In-phase component measurements generally only respond to buried metallic objects; whereas conductivity measurements also respond to conductivity variations caused by changes in soil type, moisture or salinity and the presence of nonmetallic bulk wastes. The EM-31 must pass over or immediately adjacent to a buried metallic object to detect it. Typical EM-31 anomalies over small, buried metallic objects consist of a negative response centered over the object and a lower amplitude positive response to the sides of the object. When the instrument boom is oriented parallel to long, linear conductors such as pipelines a strong positive response is observed. The EM-31 can explore to depths of about 6 meters, but is most sensitive to materials about 1 meter below ground surface. Single buried drums can typically be detected to depths of about 5 feet.



Geonics EM-31 Terrain Conductivity Meter

EM-31 surveys are typically conducted to:

- Locate buried tanks and pipes
- Locate pits and trenches containing metallic and/or nonmetallic debris
- Delineate landfill boundaries
- Delineate oil production sumps and mud pits
- Map conductive soil and groundwater contamination
- Map soil salinity in agricultural areas
- Characterize shallow subsurface hydrogeology
  - Map buried channel deposits
  - Locate sand and gravel deposits
  - Locate conductive fault and fracture zones



Geonics EM-31 Survey to Locate Underground Storage Tanks



EM Utility Location Methods

EM utility locators; such as the Metrotech 810, Metrotech 9890 and Radiodetection RD400, are designed to accurately trace metallic pipes and utility cables and clear drilling/excavation locations. These utility locators consist of a separate transmitter and a receiver. The transmitter emits a radio frequency EM field that induces secondary fields in nearby metallic pipes and cables. The receiver detects these fields and is used to accurately locate and trace the pipes, often to distances over 200 feet from the transmitter. Many of the utility locators have a passive 60Hz mode to locate live electrical lines. Modern utility locators are also capable of providing rough depth estimates of the pipes.

Metrotech EM Utility Locator

TDEM Metal Detection Methods

A Geonics EM-61 (EM-61) is a high sensitivity, time-domain, digital metal detector which is often used to detect both ferrous and non-ferrous metallic objects. It is designed specifically to locate buried metallic objects such as drums, tanks, pipes, UXO, and metallic debris and to be relatively insensitive to above ground structures such as fences, buildings, and vehicles.

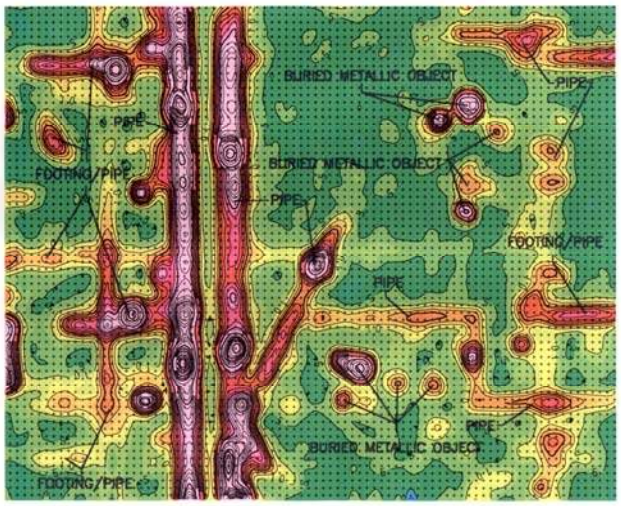


Geonics EM-61 Digital Metal Detector

The EM-61 consists of two square, 1-meter coils, one mounted over the other and arranged on a hand-towed cart. The bottom coil acts as both a transmitter and receiver while the top coil is a receiver only. While transmitting the bottom coil generates a pulsed primary magnetic field, which induces eddy currents into nearby metallic objects. When the transmitter is in its off cycle both coils measure the decay of these eddy currents in millivolts (mV) with the results being stored in a digital data logger along with position information. The decay of the eddy currents is proportional to the size and depth of the metallic target. A symmetrical positive anomaly is recorded over metallic objects with the peak centered over the object.

The signal from the top coil is amplified in such a way that both coils record effectively the same response for a metallic object on the surface and the top coil records a larger response for buried metallic objects. The response of near surface objects can, therefore, be suppressed by subtracting the lower coil response from the upper coil response (differential response).

In practice, the usable depth of investigation of the EM-61 depends on the size and shape of the object and the amount of above ground interference encountered at the site. A single buried drum can often be detected at a depth of about 10 feet.



Geonics EM-61 Survey to Map Subsurface Infrastructure

GPR Methods

Ground-penetrating radar (GPR) is a high-frequency electro-magnetic method commonly applied to a number of engineering and environmental problems.



GSSI SIR-10A GPR Unit

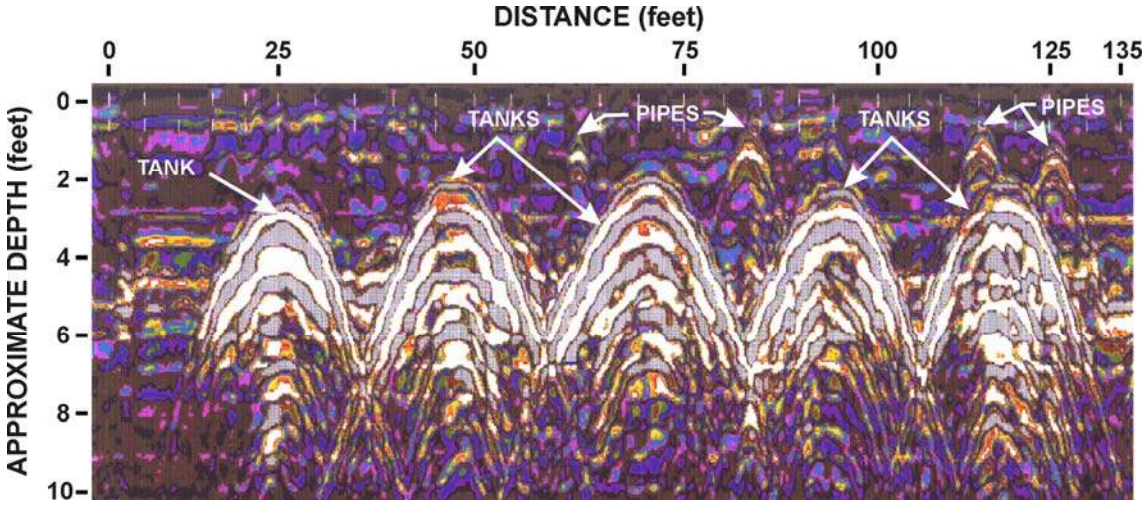
A GPR system radiates short pulses of high-frequency EM energy into the ground from a transmitting antenna. This EM wave propagates into the ground at a velocity that is primarily a function of the relative dielectric permittivity of subsurface materials. When this wave encounters the interface of two materials having different dielectric properties, a portion of the energy is reflected back to the surface, where it is detected by a receiver antenna and transmitted to a control unit for processing and display.

Depth penetration is a function of antenna frequency and the electrical conductivity of the soils in the survey area. Lower frequency antennas achieve greater depth penetration than higher frequency antennas, but have poorer spatial resolution. Conductive soils, such as clays, attenuate the radar waves much more rapidly than resistive dry sand and rock. In many environments in California, depth penetration of 500 and 300 MHz antennas is limited to 3 to 5 feet. Depth penetration may be greater if shallow soils consist of clean sands and less if shallow soils consist of clay.

GPR surveys are typically conducted to:

- Locate and delineate underground storage tanks (metallic and non-metallic)
- Locate metallic and nonmetallic pipes and utility cables
- Map rebar in concrete structures
- Map landfill boundaries
- Delineate pits and trenches containing metallic and nonmetallic debris
- Delineate leach fields and industrial cribs
- Delineate previously excavated and backfilled areas
- Map shallow groundwater tables
- Map shallow soil stratigraphy
- Map shallow bedrock topography
- Map shallow subsurface voids and cavities
- Characterize archaeological sites

Geophysical Survey Systems Inc. (GSSI) SIR-2 or SIR-10 GPR systems with antennas in the frequency range of 50 to 1,000 MHz are often used during GPR investigations. Mala Geoscience and Sensors and Software, Ltd also manufacture GPR systems. GPR data is processed using a variety of software including the RADAN™ or GRADIX software packages by GSSI and Interpex Ltd., respectively.



GPR Survey to Locate Underground Storage Tanks

UTILITY CLEARANCE AND MAPPING USING ELECTROMAGNETIC METHODS

GEOVision geophysical services

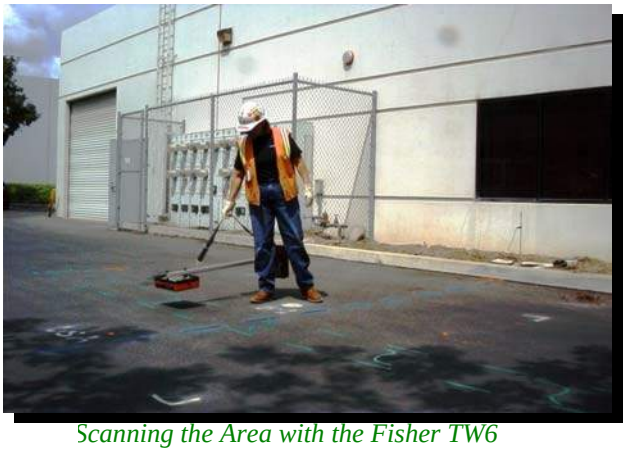
In complex urban settings **GEO***Vision* commonly uses electromagnetic (EM) utility locating techniques to clear proposed boring, trenching and excavation locations.

GEO*Vision* area clearance procedures:

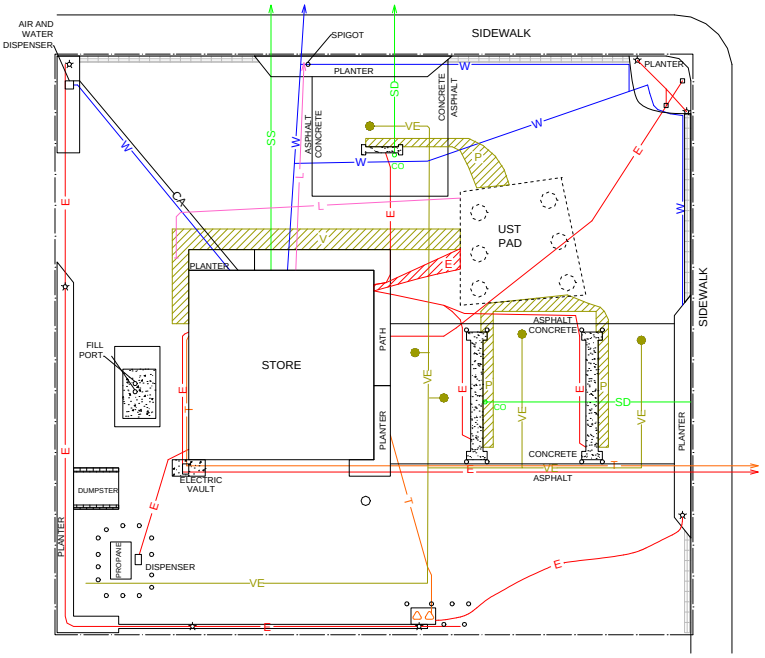
1. Visually inspect area for manholes, valve boxes etc as well as review available utility plans
2. Each identified utility will be traced out using EM utility-locating instruments (RD-8000 and Metrotech 810)
3. Scan the area in passive 50/60 HZ and radio modes to locate active electrical lines and other lines carrying a passive radio signal.
4. Screen the area using Fisher TW-6 to identify abandoned conduits
5. Insert transmitting sonde and camera into sanitary sewers and storm drains and delineate their surface trace with a matched frequency receiver
6. Conduct perpendicular GPR traverses through the area to detect non-metallic lines (GSSI SIR10B, SIR20, SIR2000, or SIR3000)
7. Hold EM utility locator transmitter at various locations in area and circle at about a 40-foot radius with the receiver
8. Mark all identified lines on the ground in color code established by American Public Works Association and map site.

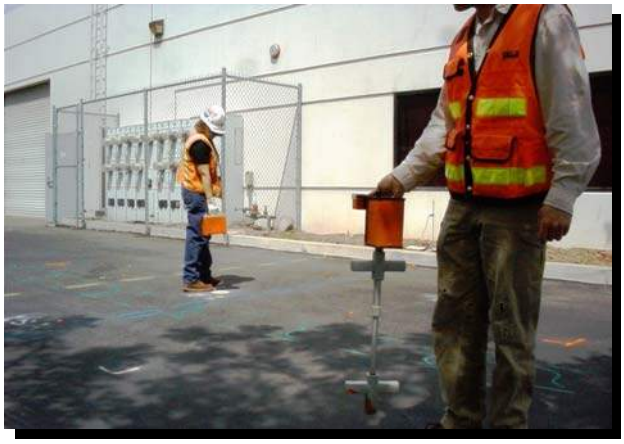


Ground Penetrating Radar and 50/60HZ



Scanning the Area with the Fisher TW6





Spinning The Boring With The Metrotech 810

1124 Olympic Drive, Corona, California 92881. Telephone: (951) 549-1234. Fax: (951) 549-1236
19205 Parthenia Street, Unit D. Northridge, California 91324. Telephone: (818) 734-6609
www.geovision.com

APPENDIX C

SOILS LABORATORY ANALYTICAL REPORT

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 09/29/2023 17:10:24
Laboratory Job No. (Certificate of Analysis No.)	2309-00233
Project Name / No.	FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE, CA 92866 GCI-20230926
Dates Sampled (from/to)	09/26/23 To 09/26/23
Dates Received (from/to)	09/26/23 To 09/26/23
Dates Reported (from/to)	09/29/23 To 9/29/2023
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **B1-6'**					Date & Time Sampled:		09/26/23 @	7:15
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	77		%REC	EPA 8015B		50-150	09/28/23	IG
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		09/29/23	TLB
Antimony	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Arsenic	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Barium	**20.0**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Beryllium	<0.50		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Cadmium	**0.611**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Chromium	**5.10**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Cobalt	**2.71**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Copper	**13.6**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Lead	**1.43**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Molybdenum	<0.50		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Nickel	**3.36**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Selenium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Silver	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Thallium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Vanadium	**12.9**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Zinc	**19.9**		mg/Kg	EPA 6010B	1.0	5.0	09/29/23	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		09/29/23	KZ
Mercury	<0.042		mg/Kg	EPA 7471A	1.0	0.042	09/29/23	KZ
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 001 **B1-6'** Date & Time Sampled: 09/26/23 @ 7:15
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	85		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	69		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99356
Cust # G010
Permit Number
Customer P.O. GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 001 **B1-6'** Date & Time Sampled: 09/26/23 @ 7:15
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 001 **B1-6'** Date & Time Sampled: 09/26/23 @ 7:15
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **B1-6'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	7:15
.....continued								
Dibromofluoromethane	97		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	110		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	91		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 002 **B1-10'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	7:20
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	110		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99356
Cust # G010
Permit Number
Customer P.O. GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 **B1-10'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	7:20
.....continued								
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	93		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	76		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 002 **B1-10'** Date & Time Sampled: 09/26/23 @ 7:20
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 **B1-10'**					Date & Time Sampled:		09/26/23 @	7:20
Sample Matrix: **Soil**								
.....continued								
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	110		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	90		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	79		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 003 **B1-15'**					Date & Time Sampled:		09/26/23 @	7:25
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99356
Cust # G010
Permit Number
Customer P.O. GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 003 **B1-15'** Date & Time Sampled: 09/26/23 @ 7:25
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Hexacosane	110		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	91		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	77		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 003 **B1-15'** Date & Time Sampled: 09/26/23 @ 7:25
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 003 **B1-15'** Date & Time Sampled: 09/26/23 @ 7:25
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 003 **B1-15'**					Date & Time Sampled:		09/26/23 @	7:25
Sample Matrix: **Soil**								
.....continued								
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	82		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 004 **B1-20'**					Date & Time Sampled:		09/26/23 @	7:35
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	110		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 004 **B1-20'** Date & Time Sampled: 09/26/23 @ 7:35
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	75		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	63		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 004 **B1-20'** Date & Time Sampled: 09/26/23 @ 7:35
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 004 **B1-20'**					Date & Time Sampled:		09/26/23 @	7:35
Sample Matrix: **Soil**								
.....continued								
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	96		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	97		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	78		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 005 **B1-25'**					Date & Time Sampled:		09/26/23 @	7:45
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 005 **B1-25'** Date & Time Sampled: 09/26/23 @ 7:45
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	92		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	94		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	78		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 005 **B1-25'** Date & Time Sampled: 09/26/23 @ 7:45
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 005 **B1-25'** Date & Time Sampled: 09/26/23 @ 7:45
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 005 **B1-25'**					Date & Time Sampled:		09/26/23 @	7:45
Sample Matrix: **Soil**								
.....continued								
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	110		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	76		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 006 **B2-5'**					Date & Time Sampled:		09/26/23 @	8:17
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	99		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 006 **B2-5'** Date & Time Sampled: 09/26/23 @ 8:17
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	68		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	55		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 006 **B2-5'** Date & Time Sampled: 09/26/23 @ 8:17
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 006 **B2-5'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	8:17
.....continued								
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	86		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 007 **B2-10'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	8:22
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 007 **B2-10'** Date & Time Sampled: 09/26/23 @ 8:22
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	110		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	85		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	70		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 007 **B2-10'** Date & Time Sampled: 09/26/23 @ 8:22
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 007 **B2-10'** Date & Time Sampled: 09/26/23 @ 8:22
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 007 **B2-10'**					Date & Time Sampled:		09/26/23 @	8:22
Sample Matrix: **Soil**								
.....continued								
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	82		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 008 **B2-15'**					Date & Time Sampled:		09/26/23 @	8:30
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	120		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 008 **B2-15'** Date & Time Sampled: 09/26/23 @ 8:30
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	81		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	62		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 008 **B2-15'** Date & Time Sampled: 09/26/23 @ 8:30
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 008 **B2-15'** Date & Time Sampled: 09/26/23 @ 8:30
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	99		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	99		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	84		%REC	EPA 8260B		70-130	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 009 **B3-5'**					Date & Time Sampled:		09/26/23 @	8:45
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	120		%REC	EPA 8015B		50-150	09/28/23	IG
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		09/29/23	TLB
Antimony	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Arsenic	**4.64**		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Barium	**116**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Beryllium	**1.09**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Cadmium	**1.62**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Chromium	**9.54**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Cobalt	**5.41**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Copper	**36.4**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Lead	**5.18**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Molybdenum	**0.643**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Nickel	**9.17**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Selenium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Silver	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Thallium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Vanadium	**27.2**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Zinc	**53.7**		mg/Kg	EPA 6010B	1.0	5.0	09/29/23	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		09/29/23	KZ
Mercury	<0.042		mg/Kg	EPA 7471A	1.0	0.042	09/29/23	KZ
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 009 **B3-5'** Date & Time Sampled: 09/26/23 @ 8:45
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	95		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	76		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 009 **B3-5'** Date & Time Sampled: 09/26/23 @ 8:45
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 009 **B3-5'** Date & Time Sampled: 09/26/23 @ 8:45
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 009 **B3-5'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	8:45
.....continued								
Dibromofluoromethane	92		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	87		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 010 **B3-10'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	9:00
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	120		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 010 **B3-10'** Date & Time Sampled: 09/26/23 @ 9:00
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	89		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	71		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 010 **B3-10'** Date & Time Sampled: 09/26/23 @ 9:00
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 010 **B3-10'**					Date & Time Sampled:		09/26/23 @	9:00
Sample Matrix: **Soil**								
.....continued								
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	90		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 011 **B4-05'**					Date & Time Sampled:		09/26/23 @	9:25
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 011 **B4-05'** Date & Time Sampled: 09/26/23 @ 9:25
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Hexacosane	120		%REC	EPA 8015B		50-150	09/28/23	IG
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		09/29/23	TLB
Antimony	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Arsenic	**4.86**		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Barium	**109**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Beryllium	**1.17**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Cadmium	**1.68**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Chromium	**11.7**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Cobalt	**5.81**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Copper	**39.0**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Lead	**5.33**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Molybdenum	**0.687**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Nickel	**10.1**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Selenium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Silver	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Thallium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Vanadium	**29.3**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Zinc	**56.5**		mg/Kg	EPA 6010B	1.0	5.0	09/29/23	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		09/29/23	KZ
Mercury	<0.042		mg/Kg	EPA 7471A	1.0	0.042	09/29/23	KZ
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 011 **B4-05'** Date & Time Sampled: 09/26/23 @ 9:25
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	84		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	71		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 011 **B4-05'** Date & Time Sampled: 09/26/23 @ 9:25
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99356
Cust # G010
Permit Number
Customer P.O. GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 011 **B4-05'**					Date & Time Sampled:		09/26/23 @	9:25
Sample Matrix: **Soil**								
.....continued								
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	94		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	88		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 012 **B4-10'**					Date & Time Sampled:		09/26/23 @	9:32
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 012 **B4-10'** Date & Time Sampled: 09/26/23 @ 9:32
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	120		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	94		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	81		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 012 **B4-10'** Date & Time Sampled: 09/26/23 @ 9:32
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 012 **B4-10'** Date & Time Sampled: 09/26/23 @ 9:32
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 012 **B4-10'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	9:32
.....continued								
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	91		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 013 **B4-15'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	9:45
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	110		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99356
Cust # G010
Permit Number
Customer P.O. GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 013 **B4-15'**					Date & Time Sampled:		09/26/23 @	9:45
Sample Matrix: **Soil**								
.....continued								
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	100		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	89		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 013 **B4-15'** Date & Time Sampled: 09/26/23 @ 9:45
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 013 **B4-15'** Date & Time Sampled: 09/26/23 @ 9:45
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	82		%REC	EPA 8260B		70-130	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 014 **B5-5'**					Date & Time Sampled:		09/26/23 @	9:57
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/27/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/27/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	120		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	93		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	84		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99356
Cust # G010
Permit Number
Customer P.O. GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 014 **B5-5'** Date & Time Sampled: 09/26/23 @ 9:57
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/27/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/27/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/27/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/27/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 014 **B5-5'** Date & Time Sampled: 09/26/23 @ 9:57
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/27/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 014 **B5-5'**					Date & Time Sampled:		09/26/23 @	9:57
Sample Matrix: **Soil**								
.....continued								
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/27/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/27/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/27/23	IG
Bromofluorobenzene	86		%REC	EPA 8260B		70-130	09/27/23	IG
Sample: 015 **B5-10'**					Date & Time Sampled:		09/26/23 @	10:05
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	50		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 015 **B5-10'** Date & Time Sampled: 09/26/23 @ 10:05
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	70		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	56		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 015 **B5-10'** Date & Time Sampled: 09/26/23 @ 10:05
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99356
Cust # G010
Permit Number
Customer P.O. GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 015 **B5-10'** Date & Time Sampled: 09/26/23 @ 10:05
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	97		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	89		%REC	EPA 8260B		70-130	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 016 **B5-15'**					Date & Time Sampled:		09/26/23 @	10:15
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	67		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	110		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	100		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 016 **B5-15'** Date & Time Sampled: 09/26/23 @ 10:15
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 016 **B5-15'** Date & Time Sampled: 09/26/23 @ 10:15
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 016 **B5-15'**					Date & Time Sampled:		09/26/23 @	10:15
Sample Matrix: **Soil**								
.....continued								
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	86		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 017 **B6-5'**					Date & Time Sampled:		09/26/23 @	10:40
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	96		%REC	EPA 8015B		50-150	09/28/23	IG
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		09/29/23	TLB
Antimony	**1.03**		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Arsenic	**5.30**		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Barium	**101**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Beryllium	**1.15**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 017 **B6-5'** Date & Time Sampled: 09/26/23 @ 10:40
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Cadmium	**1.74**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Chromium	**10.7**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Cobalt	**5.87**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Copper	**39.5**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Lead	**5.20**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Molybdenum	**0.812**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Nickel	**9.68**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Selenium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Silver	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Thallium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Vanadium	**29.9**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Zinc	**56.2**		mg/Kg	EPA 6010B	1.0	5.0	09/29/23	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		09/29/23	KZ
Mercury	<0.042		mg/Kg	EPA 7471A	1.0	0.042	09/29/23	KZ
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 017 **B6-5'** Date & Time Sampled: 09/26/23 @ 10:40
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	110		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	95		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 017 **B6-5'** Date & Time Sampled: 09/26/23 @ 10:40
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 017 **B6-5'**					Date & Time Sampled:		09/26/23 @	10:40
Sample Matrix: **Soil**								
.....continued								
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	120		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	86		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 018 **B6-10'**					Date & Time Sampled:		09/26/23 @	10:47
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 018 **B6-10'** Date & Time Sampled: 09/26/23 @ 10:47
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Hexacosane	58		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	87		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	74		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 018 **B6-10'** Date & Time Sampled: 09/26/23 @ 10:47
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 018 **B6-10'** Date & Time Sampled: 09/26/23 @ 10:47
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 018 **B6-10'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	10:47
.....continued								
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	110		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	85		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 019 **B7-5'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	11:10
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	88		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/28/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 019 **B7-5'** Date & Time Sampled: 09/26/23 @ 11:10
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/28/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/28/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	76		%REC	EPA 8270SIM		30-115	09/28/23	IG
p-Terphenyl-D14	71		%REC	EPA 8270SIM		18-137	09/28/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 019 **B7-5'** Date & Time Sampled: 09/26/23 @ 11:10
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 019 **B7-5'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @ 11:10	
.....continued								
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	110		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	85		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 020 **B7-10'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @ 11:17	
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 020 **B7-10'** Date & Time Sampled: 09/26/23 @ 11:17
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	73		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/29/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/29/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	78		%REC	EPA 8270SIM		30-115	09/29/23	IG
p-Terphenyl-D14	79		%REC	EPA 8270SIM		18-137	09/29/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 020 **B7-10'** Date & Time Sampled: 09/26/23 @ 11:17
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 020 **B7-10'** Date & Time Sampled: 09/26/23 @ 11:17
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing **Food Sanitation Consulting** **Chemical and Microbiological Analyses and Research**

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 020 **B7-10'**					Date & Time Sampled:		09/26/23 @	11:17
Sample Matrix: **Soil**								
.....continued								
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	110		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	110		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	89		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 021 **B8-5'**					Date & Time Sampled:		09/26/23 @	11:40
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	79		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/29/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 021 **B8-5'** Date & Time Sampled: 09/26/23 @ 11:40
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/29/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	77		%REC	EPA 8270SIM		30-115	09/29/23	IG
p-Terphenyl-D14	75		%REC	EPA 8270SIM		18-137	09/29/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 021 **B8-5'** Date & Time Sampled: 09/26/23 @ 11:40
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 021 **B8-5'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @ 11:40	
.....continued								
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	110		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	93		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 022 **B8-10'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @ 11:47	
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 022 **B8-10'** Date & Time Sampled: 09/26/23 @ 11:47
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	68		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/29/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/29/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	83		%REC	EPA 8270SIM		30-115	09/29/23	IG
p-Terphenyl-D14	76		%REC	EPA 8270SIM		18-137	09/29/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 022 **B8-10'** Date & Time Sampled: 09/26/23 @ 11:47
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 022 **B8-10'** Date & Time Sampled: 09/26/23 @ 11:47
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 022 **B8-10'**					Date & Time Sampled:		09/26/23 @	11:47
Sample Matrix: **Soil**								
.....continued								
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	110		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	90		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 023 **B9-5'**					Date & Time Sampled:		09/26/23 @	12:00
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	77		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/29/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 023 **B9-5'** Date & Time Sampled: 09/26/23 @ 12:00
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/29/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	83		%REC	EPA 8270SIM		30-115	09/29/23	IG
p-Terphenyl-D14	81		%REC	EPA 8270SIM		18-137	09/29/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 023 **B9-5'** Date & Time Sampled: 09/26/23 @ 12:00
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99356
Cust # G010
Permit Number
Customer P.O. GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 023 **B9-5'** Date & Time Sampled: 09/26/23 @ 12:00
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	110		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	93		%REC	EPA 8260B		70-130	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 024 **B9-10'**					Date & Time Sampled:		09/26/23 @ 12:11	
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	61		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/29/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/29/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	90		%REC	EPA 8270SIM		30-115	09/29/23	IG
p-Terphenyl-D14	89		%REC	EPA 8270SIM		18-137	09/29/23	IG
[VOCs by GCMS]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 024 **B9-10'** Date & Time Sampled: 09/26/23 @ 12:11
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 024 **B9-10'** Date & Time Sampled: 09/26/23 @ 12:11
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 024 **B9-10'**					Date & Time Sampled:		09/26/23 @	12:11
Sample Matrix: **Soil**								
.....continued								
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	120		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	81		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 025 **B10-10'**					Date & Time Sampled:		09/26/23 @	12:40
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	58		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/29/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 025 **B10-10'** Date & Time Sampled: 09/26/23 @ 12:40
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/29/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	79		%REC	EPA 8270SIM		30-115	09/29/23	IG
p-Terphenyl-D14	76		%REC	EPA 8270SIM		18-137	09/29/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 025 **B10-10'** Date & Time Sampled: 09/26/23 @ 12:40
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Sample: 025 **B10-10'** Date & Time Sampled: 09/26/23 @ 12:40
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	110		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	80		%REC	EPA 8260B		70-130	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 026 **B10-15'**					Date & Time Sampled:		09/26/23 @ 12:50	
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	81		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/29/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/29/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	82		%REC	EPA 8270SIM		30-115	09/29/23	IG
p-Terphenyl-D14	76		%REC	EPA 8270SIM		18-137	09/29/23	IG
[VOCs by GCMS]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 026 **B10-15'** Date & Time Sampled: 09/26/23 @ 12:50
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 026 **B10-15'** Date & Time Sampled: 09/26/23 @ 12:50
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 026 **B10-15'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	12:50
.....continued								
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	110		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	99		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	80		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 027 **B11-5'** Sample Matrix: **Soil**					Date & Time Sampled:		09/26/23 @	13:15
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								
Hexacosane	76		%REC	EPA 8015B		50-150	09/28/23	IG
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		09/29/23	TLB
Antimony	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Arsenic	**3.78**		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Barium	**56.1**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Beryllium	**0.796**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 027 **B11-5'** Date & Time Sampled: 09/26/23 @ 13:15
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Cadmium	**1.20**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Chromium	**7.00**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Cobalt	**3.76**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Copper	**27.3**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Lead	**18.1**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Molybdenum	**0.511**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Nickel	**6.95**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Selenium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Silver	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Thallium	<1.0		mg/Kg	EPA 6010B	1.0	1.0	09/29/23	TLB
Vanadium	**21.1**		mg/Kg	EPA 6010B	1.0	0.50	09/29/23	TLB
Zinc	**37.8**		mg/Kg	EPA 6010B	1.0	5.0	09/29/23	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		09/29/23	KZ
Mercury	<0.042		mg/Kg	EPA 7471A	1.0	0.042	09/29/23	KZ
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/29/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 027 **B11-5'** Date & Time Sampled: 09/26/23 @ 13:15
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/29/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	83		%REC	EPA 8270SIM		30-115	09/29/23	IG
p-Terphenyl-D14	90		%REC	EPA 8270SIM		18-137	09/29/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 027 **B11-5'** Date & Time Sampled: 09/26/23 @ 13:15
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 027 **B11-5'**					Date & Time Sampled:		09/26/23 @	13:15
Sample Matrix: **Soil**								
.....continued								
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	85		%REC	EPA 8260B		70-130	09/28/23	IG
Sample: 028 **B11-10'**					Date & Time Sampled:		09/26/23 @	13:35
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		09/28/23	IG
C4-C12	<0.50		mg/Kg	EPA 8260B	1.0	0.50	09/28/23	IG
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		09/28/23	IG
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	09/28/23	IG
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	09/28/23	IG
[Surrogate]								

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 028 **B11-10'** Date & Time Sampled: 09/26/23 @ 13:35
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Hexacosane	86		%REC	EPA 8015B		50-150	09/28/23	IG
[PAHs by GCMS]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		09/29/23	IG
Acenaphthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Acenaphthylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(a)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(b)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(g,h,i)perylene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Benzo(k)fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Chrysene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Dibenzo(a,h)anthracene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluoranthene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Fluorene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Indeno(1,2,3-c,d)pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
2-Methylnaphthalene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Naphthalene	<0.015		mg/kg	EPA 8270SIM	1.0	0.015	09/29/23	IG
Phenanthrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
Pyrene	<0.010		mg/kg	EPA 8270SIM	1.0	0.010	09/29/23	IG
[Semi-Volatile Surrogates]								
2-Fluorobiphenyl	95		%REC	EPA 8270SIM		30-115	09/29/23	IG
p-Terphenyl-D14	97		%REC	EPA 8270SIM		18-137	09/29/23	IG
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		09/28/23	IG
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	09/28/23	IG
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Benzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 028 **B11-10'** Date & Time Sampled: 09/26/23 @ 13:35
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	09/28/23	IG
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	09/28/23	IG
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Sample: 028 **B11-10'** Date & Time Sampled: 09/26/23 @ 13:35
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	09/28/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99356
Cust #	G010
Permit Number	
Customer P.O.	GCI-20230926

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE,

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 028 **B11-10'**					Date & Time Sampled:		09/26/23 @	13:35
Sample Matrix: **Soil**								
.....continued								
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	09/28/23	IG
[VOC Surrogates]								
Dibromofluoromethane	100		%REC	EPA 8260B		70-130	09/28/23	IG
Toluene-D8	100		%REC	EPA 8260B		70-130	09/28/23	IG
Bromofluorobenzene	85		%REC	EPA 8260B		70-130	09/28/23	IG

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

2309-00233

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE, CA 92866

Date Reported	**09/29/2023**
Date Received	**09/26/2023**
Date Sampled	**09/26/2023**
Invoice No.	**99356**
Customer #	**G010**
Customer P.O.	**GCI-20230926**

Method # EPA 6010B
QC Reference # 111880 **Date Analyzed:** 9/29/2023 **Technician:** TLB
Samples 001 009 011 017 027

Results

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Antimony	99	100	1.4	73	73	0.8
Arsenic	107	109	1.7	95	97	2.1
Barium	106	108	2.0	113	115	0.6
Beryllium	96	99	3.1	85	86	1.0
Cadmium	99	100	0.6	79	79	0.4
Chromium	104	107	2.7	83	85	1.3
Cobalt	101	102	0.2	74	74	0.3
Copper	105	106	0.6	100	101	0.5
Lead	101	101	0.2	74	75	1.1
Molybdenum	107	108	1.6	86	88	1.6
Nickel	101	101	0.2	76	76	0.4
Selenium	99	100	1.1	96	96	0.1
Silver	96	98	2.5	76	77	1.3
Thallium	121	124	2.8	79	82	3.7
Vanadium	98	100	2.6	79	80	0.6
Zinc	97	98	1.0	120	126	1.0

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20

Method # EPA 7471A
QC Reference # 111906 **Date Analyzed:** 9/29/2023 **Technician:** KZ
Samples 001 009 011 017 027

Results

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Mercury	92	97	5	100	97	3

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
75 - 125	0 - 25	0 - 25

Method # EPA 8015B
QC Reference # 111870 **Date Analyzed:** 9/28/2023 **Technician:** IG
Samples 001 002 003 004 005 006 007 008 009 010 011 012 013 014

Results

	BLKSRR%REC
Hexacosane	75

Control Ranges

BLKSRR%REC
50 - 150

QC Reference # 111872 **Date Analyzed:** 9/28/2023 **Technician:** IG
Samples 015 016 017 018 019 020 021 022 023 024 025 026 027 028

Results

	BLKSRR%REC
Hexacosane	100

Control Ranges

BLKSRR%REC
50 - 150

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

2309-00233

GEO-CAL, INC.
HENRY OLIVIER

Date Reported 09/29/2023
Date Received 09/26/2023
Date Sampled 09/26/2023

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE, CA 92866

Method # EPA 8015M

QC Reference # 111870 **Date Analyzed:** 9/28/2023 **Technician:** IG

Samples 001 002 003 004 005 006 007 008 009 010 011 012 013 014

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
C13-C22	110	120	120	0

Control Ranges

LCS %REC	SPIKE %RPD
70 - 130	0 - 25

QC Reference # 111872 **Date Analyzed:** 9/28/2023 **Technician:** IG

Samples 015 016 017 018 019 020 021 022 023 024 025 026 027 028

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
C13-C22	110	110	110	0

Control Ranges

LCS %REC	SPIKE %RPD
70 - 130	0 - 25

Method # EPA 8260B

QC Reference # 111857 **Date Analyzed:** 9/27/2023 **Technician:** IG

Samples 001 002 003 004 005 006 007 008 009 010 011 012 013 014

Results

	LCS %REC	LCS %DUP	LCS %RPD
C4-C12	110	110	0

Control Ranges

LCS %REC	LCS %RPD
70 - 130	0 - 25

QC Reference # 111858 **Date Analyzed:** 9/27/2023 **Technician:** IG

Samples 001 002 003 004 005 006 007 008 009 010 011 012 013 014

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD	BLKSRR%REC
1,1-Dichloroethene	86	79	84	5	
Benzene	100	95	98	3	
Bromofluorobenzene					98
Chlorobenzene	96	88	96	8	
Dibromofluoromethan					98
Toluene	98	90	98	8	
Toluene-D8					100
Trichloroethene	89	81	87	6	

Control Ranges

LCS %REC	SPIKE %RPD	BLKSRR%REC
50 - 150	0 - 30	
50 - 150	0 - 30	
		50 - 150
50 - 150	0 - 30	
		50 - 150
50 - 150	0 - 30	
		50 - 150
50 - 150	0 - 30	

QC Reference # 111878 **Date Analyzed:** 9/28/2023 **Technician:** IG

Samples 015 016 017 018 019 020 021 022 023 024 025 026 027 028

Results

	LCS %REC	LCS %DUP	LCS %RPD
C4-C12	110	110	0

Control Ranges

LCS %REC	LCS %RPD
70 - 130	0 - 25

QC Reference # 111879 **Date Analyzed:** 9/28/2023 **Technician:** IG

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

2309-00233

GEO-CAL, INC.
HENRY OLIVIER

Date Reported 09/29/2023
Date Received 09/26/2023
Date Sampled 09/26/2023

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE, CA 92866

Method # EPA 8260B
QC Reference # 111879 **Date Analyzed:** 9/28/2023 **Technician:** IG
Samples 015 016 017 018 019 020 021 022 023 024 025 026 027 028

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD	BLKSRR%REC
1,1-Dichloroethene	91	75	73	2.7	
Benzene	99	88	88	0	
Bromofluorobenzene					99
Chlorobenzene	89	80	83	3	
Dibromofluoromethan					110
Toluene	93	94	85	9	
Toluene-D8					110
Trichloroethene	84	76	76	0	

Control Ranges

LCS %REC	SPIKE %RPD	BLKSRR%REC
50 - 150	0 - 30	
50 - 150	0 - 30	
		50 - 150
50 - 150	0 - 30	
		50 - 150
50 - 150	0 - 30	
		50 - 150
50 - 150	0 - 30	

Method # EPA 8270SIM
QC Reference # 111874 **Date Analyzed:** 9/28/2023 **Technician:** IG
Samples 001 002 003 004 005 006 007 008 009 010

Results

	LCS %REC	LCS %DUP	LCS %RPD	BLKSRR%REC
2-Fluorobiphenyl				71
Acenaphthene	68	71	4.3	
p-Terphenyl-D14				66
Pyrene	64	56	13	

Control Ranges

LCS %REC	LCS %RPD	BLKSRR%REC
		10 - 124
40 - 110	0 - 25	
		10 - 157
35 - 140	0 - 25	

QC Reference # 111877 **Date Analyzed:** 9/28/2023 **Technician:** IG
Samples 011 012 013 014 015 016 017 018 019

Results

	LCS %REC	LCS %DUP	LCS %RPD	BLKSRR%REC
2-Fluorobiphenyl				83
Acenaphthene	88	92	4	
p-Terphenyl-D14				65
Pyrene	80	84	4	

Control Ranges

LCS %REC	LCS %RPD	BLKSRR%REC
		10 - 124
40 - 110	0 - 25	
		10 - 157
35 - 140	0 - 25	

QC Reference # 111905 **Date Analyzed:** 9/29/2023 **Technician:** IG
Samples 020 021 022 023 024 025 026 027 028

Results

	LCS %REC	LCS %DUP	LCS %RPD	BLKSRR%REC
2-Fluorobiphenyl				92
Acenaphthene	110	100	10	
p-Terphenyl-D14				91
Pyrene	110	93	17	

Control Ranges

LCS %REC	LCS %RPD	BLKSRR%REC
		10 - 124
40 - 110	0 - 25	
		10 - 157
35 - 140	0 - 25	

No method blank results were above reporting limit

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

2309-00233

GEO-CAL, INC.
HENRY OLIVIER

Date Reported	**09/29/2023**
Date Received	**09/26/2023**
Date Sampled	**09/26/2023**

Project: FRMR AUTO SERVICE / 237 W. CHAPMAN AVE., ORANGE, CA 92866

Respectfully Submitted: Ken Zheng

Ken Zheng - President

1111

A & R Laboratories
1650 S. Grove Ave., Ste C, Ontario, CA 91761
Tel: 951-779-0310 / 909-781-6335 Fax: 951-779-0344
E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 2309-233 Page 1 of 2

Client Name: Geo-Cal, Inc
E-mail: holivier@geo-cal.com
Address: P.O. Box 9493, San Bernardino, CA 92427
Report Attention: Henry Olivier | Phone #: 951/232 4378 | Fax: # | Sampled By: H.O
Project No./ Name: GCT-20230926 | Project Site: 237 W. Chapman Ave Orange, CA 92866

FROM FIELD: ~~Chilled~~ | Intact | Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours | ☒ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Colliform, E-Coli	EPA 8270C (SIM) PAH	Remarks
1	B1-5'	9/26/23	7:15	Soil	Ice	Plastic sleeve	X						X	X		X	
2	B1-10'		7:20				X						X			X	
3	B1-15'		7:25				X						X			X	
4	B1-20'		7:35				X						X			X	
5	B1-25'		7:45				X						X			X	
6	B2-5'		8:17				X						X			X	
7	B2-10'		8:22				X						X			X	
8	B2-15'		8:30				X						X			X	
9	B3-5'		8:45				X						X	X		X	
10	B3-10'		9:00				X						X			X	
11	B4-05'		9:25				X						X	X		X	
12	B4-10'		9:32				X						X			X	
13	B4-15'		9:45				X						X			X	
14	B5-5'		9:57				X						X			X	
15	B5-10'		10:05				X						X			X	

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Henry Olivier	Geo-Cal	9/26/23	13:42			9/26/23	13:42
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

1112

A & R Laboratories
1650 S. Grove Ave., Ste C, Ontario, CA 91761
Tel: 951-779-0310 / 909-781-6335 Fax: 951-779-0344
E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 2309-233

Page 2 of 2

Client Name: Geo-Cal, Inc
E-mail: holivier@geo-cal.com
Address: P.O.Box 9493, San Bernardino, CA 92427
Report Attention: Henry Olivier
Phone #: 951/2324378
Fax #:
Sampled By: H.O
Project No./ Name: GEI-20230926
Project Site: 237 W. Chapman Ave Orange, CA 92866

FROM FIELD: ~~Chilled~~ Intact ☐ Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☑ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	EPA 8270 (CLSIM) PAH	Remarks
16	B5-15'	9/26/23	10:15	Soil	Ice	Plastic Sleeve	X						X			X	
17	B6-5'		10:40				X						X	X		X	
18	B6-10'		10:47				X						X			X	
19	B7-5'		11:10				X						X			X	
20	B7-10'		11:17				X						X			X	
21	B8-5'		11:40				X						X			X	
22	B8-10'		11:47				X						X			X	
23	B9-5'		12:00				X						X			X	
24	B9-10'		12:11				X						X			X	
25	B10-10'		12:40				X						X			X	
26	B10-15'		12:50				X						X			X	
27	B11-5'		13:15				X						X	X		X	
28	B11-10	↓	13:35				X						X			X	

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	Geo-Cal, Inc	9/26/23	13:42	[signature]	ARL	9/26/23	13:42
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
			13:42				

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

Sample Acceptance Checklist

CLIENT: GEO-CAL WORK ORDER NUMBER: 2309-233

Temperature:(Criteria:0.0°C-6.0°C)

Sample Temp.(w/CF) °C(w/CF) 12.1°C ID# 22-0030

☐ Sample(s) outside temprature criteria: PM contacted by :

☑ Sample(s) outside temprature criteria, but received on ice/chilled on same day of sampling.

☐ Sample(s) received at ambient temprature; placed on ice for transport by courier.

Ambient Temprature ☐ Air ☐ Filter

CUSTODY SEAL:

Cooler	☐	Present and Intact	☐	Present and Not Intact	☑	Not Present
Sample(s)	☐	Present and Intact	☐	Present and Not Intact	☑	Not Present

Sample Condition:	Yes	No	N/A
Was a COC received	✓		
Were sample IDs present?	✓		
Were sampling dates & times present?	✓		
Was a relingquished signature present?	✓		
Were the tests required clearly indicated?	✓		
Were all samples sealed in plastic bags?	✓		
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of samples sent for tests indicated?	✓		
Was there headspace in VOA vials?			✓
Were the containers labeled with correct preservatives?			✓

Explanations/Comments:

Notification:

For discrepancies, how was the Project Manager notified? Verbal

Verbal: PM Initials: _____ Data/Time: _____

Email: Send to: _____ Data/Time: _____

Project Manager's response:

Completed By: _____ Date: 9-26-23

A R Laboratories
1650 S. Grove Ave., Suite C, Ontario, CA 91761
PH: 951-779-0310 Fax: 951-779-0344
Email: office@arlaboratories.com

APPENDIX D

SOIL-VAPOR LABORATORY ANALYTICAL REPORT.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken ZHeng, President 09/29/2023 10:34:02
Laboratory Job No. (Certificate of Analysis No.)	2309-00218
Project Name / No.	237 W. Chapman Ave., Orange, CA 92866
Dates Sampled (from/to)	09/26/23 To 09/26/23
Dates Received (from/to)	09/26/23 To 09/26/23
Dates Reported (from/to)	09/29/23 To 9/29/2023
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

Laboratory Job# 2309-00218

Positive Results (Organic Compounds)

Sample	Analyte	Result	Qual	Units	RL	Sample	Analyte	Result	Qual	Units	RL
SV1	C4-C12	***2.2***	J	µg/L	2.5	SV2	1,2,4-Trimethylbenzene	**0.040**		µg/L	0.025
SV2	4-Isopropyltoluene	**0.10**		µg/L	0.025	SV2	C4-C12	**23**		µg/L	2.5
SV2	Toluene	***0.020***	J	µg/L	0.025	SV2	sec-Butylbenzene	***0.020***	J	µg/L	0.025
SV3	1,2,4-Trimethylbenzene	***0.020***	J	µg/L	0.025	SV3	4-Isopropyltoluene	***0.020***	J	µg/L	0.025
SV3	C4-C12	**4.2**		µg/L	2.5	SV4	1,2,4-Trimethylbenzene	**0.040**		µg/L	0.025
SV4	4-Isopropyltoluene	**0.030**		µg/L	0.025	SV4	C4-C12	**6.5**		µg/L	2.5
SV4	Ethylbenzene	***0.020***	J	µg/L	0.025	SV4	Toluene	**0.070**		µg/L	0.025
SV4	m,p-Xylenes	**0.070**		µg/L	0.050	SV4	o-Xylene	***0.020***	J	µg/L	0.025
SV5	1,2,4-Trimethylbenzene	**0.040**		µg/L	0.025	SV5	C4-C12	**2.6**		µg/L	2.5
SV5	Toluene	**0.040**		µg/L	0.025	SV5	m,p-Xylenes	***0.040***	J	µg/L	0.050
SV6	1,2,4-Trimethylbenzene	**0.040**		µg/L	0.025	SV6	1,3,5-Trimethylbenzene	***0.020***	J	µg/L	0.025
SV6	C4-C12	**17**		µg/L	2.5	SV6	Tetrachloroethene	***0.020***	J	µg/L	0.025
SV6	Toluene	**0.030**		µg/L	0.025	SV6	m,p-Xylenes	***0.026***	J	µg/L	0.050
SV6	o-Xylene	***0.018***	J	µg/L	0.025	SV6 DUP	1,2,4-Trimethylbenzene	**0.040**		µg/L	0.025
SV6 DUP	1,3,5-Trimethylbenzene	***0.020***	J	µg/L	0.025	SV6 DUP	C4-C12	**17**		µg/L	2.5
SV6 DUP	Tetrachloroethene	***0.020***	J	µg/L	0.025	SV6 DUP	Toluene	**0.040**		µg/L	0.025
SV6 DUP	m,p-Xylenes	***0.030***	J	µg/L	0.050	SV6 DUP	o-Xylene	***0.020***	J	µg/L	0.025
SV7	C4-C12	***1.7***	J	µg/L	2.5	SV7	Toluene	**0.080**		µg/L	0.025
SV7	m,p-Xylenes	**0.050**		µg/L	0.050						

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 001 **SV1** Date & Time Sampled: 09/26/23 @ 9:30
Sample Matrix: **Air**

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
[TPH Gasoline by GCMS]										
C4-C12	***2.2***	J	µg/L	EPA 8260B	0.3	1.2500	2.5	09/26/23	9:42	KZ
[VOCs by GCMS]										
Acetone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	9:42	KZ
Benzene	<0.0060		µg/L	EPA 8260B	0.3	0.0060	0.025	09/26/23	9:42	KZ
Bromobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Bromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Bromodichloromethane	<0.0100		µg/L	EPA 8260B	0.3	0.0100	0.020	09/26/23	9:42	KZ
Bromoform	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Bromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
2-Butanone (MEK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	9:42	KZ
n-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
sec-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
tert-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Carbon Disulfide	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	9:42	KZ
Carbon Tetrachloride	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	9:42	KZ
Chlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Chloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.010	09/26/23	9:42	KZ
Chloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
2-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
4-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Dibromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,2-Dibromoethane (EDB)	<0.0031		µg/L	EPA 8260B	0.3	0.0031	0.025	09/26/23	9:42	KZ
1,2-Dibromo-3-Chloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Dibromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,2-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,3-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,4-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Dichlorodifluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,1-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,2-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 001 **SV1** Date & Time Sampled: 09/26/23 @ 9:30
Sample Matrix: **Air**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,1-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
cis-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
trans-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,3-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
2,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,1-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
cis-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
trans-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Ethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Hexachlorobutadiene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
2-Hexanone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	9:42	KZ
Isopropylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
4-Isopropyltoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Methylene Chloride	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.03	09/26/23	9:42	KZ
4-Methyl-2-Pentanone (MIBK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	9:42	KZ
Methyl-t-butyl Ether (MtBE)	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Naphthalene	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	9:42	KZ
n-Propylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Styrene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,1,1,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,1,2,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Tetrachloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Toluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,2,3-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,2,4-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,1,1-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,1,2-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Trichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,2,3-Trichloropropane	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.025	09/26/23	9:42	KZ
Trichlorofluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 001 **SV1** Sample Matrix: **Air**							Date & Time Sampled:	09/26/23	@	9:30
.....continued										
Trichlorotrifluoroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,2,4-Trimethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
1,3,5-Trimethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
Vinyl Chloride	<0.0006		µg/L	EPA 8260B	0.3	0.0006	0.013	09/26/23	9:42	KZ
m,p-Xylenes	<0.0250		µg/L	EPA 8260B	0.3	0.0250	0.050	09/26/23	9:42	KZ
o-Xylene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	9:42	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	9:42	KZ
[VOC Surrogates]										
Dibromofluoromethane	96		%REC	EPA 8260B			70-130	09/26/23	9:42	KZ
Toluene-D8	103		%REC	EPA 8260B			70-130	09/26/23	9:42	KZ
Bromofluorobenzene	98		%REC	EPA 8260B			70-130	09/26/23	9:42	KZ
Sample: 002 **SV2** Sample Matrix: **Air**							Date & Time Sampled:	09/26/23	@	10:02
[TPH Gasoline by GCMS]										
C4-C12	**23**		µg/L	EPA 8260B	0.3	1.2500	2.5	09/26/23	10:13	KZ
[VOCs by GCMS]										
Acetone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	10:13	KZ
Benzene	<0.0060		µg/L	EPA 8260B	0.3	0.0060	0.025	09/26/23	10:13	KZ
Bromobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Bromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Bromodichloromethane	<0.0100		µg/L	EPA 8260B	0.3	0.0100	0.020	09/26/23	10:13	KZ
Bromoform	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Bromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
2-Butanone (MEK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	10:13	KZ
n-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
sec-Butylbenzene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
tert-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Carbon Disulfide	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	10:13	KZ
Carbon Tetrachloride	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	10:13	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 002 **SV2** Date & Time Sampled: 09/26/23 @ 10:02
Sample Matrix: **Air**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Chlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Chloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.010	09/26/23	10:13	KZ
Chloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
2-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
4-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Dibromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,2-Dibromoethane (EDB)	<0.0031		µg/L	EPA 8260B	0.3	0.0031	0.025	09/26/23	10:13	KZ
1,2-Dibromo-3-Chloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Dibromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,2-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,3-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,4-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Dichlorodifluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,1-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,2-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,1-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
cis-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
trans-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,3-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
2,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,1-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
cis-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
trans-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Ethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Hexachlorobutadiene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
2-Hexanone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	10:13	KZ
Isopropylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
4-Isopropyltoluene	**0.10**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Methylene Chloride	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.03	09/26/23	10:13	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 002 **SV2**							Date & Time Sampled:	09/26/23	@	10:02
Sample Matrix: **Air**										
.....continued										
4-Methyl-2-Pentanone (MIBK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	10:13	KZ
Methyl-t-butyl Ether (MtBE)	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Naphthalene	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	10:13	KZ
n-Propylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Styrene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,1,1,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,1,2,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Tetrachloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Toluene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,2,3-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,2,4-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,1,1-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,1,2-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Trichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,2,3-Trichloropropane	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.025	09/26/23	10:13	KZ
Trichlorofluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Trichlorotrifluoroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,2,4-Trimethylbenzene	**0.040**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
1,3,5-Trimethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
Vinyl Chloride	<0.0006		µg/L	EPA 8260B	0.3	0.0006	0.013	09/26/23	10:13	KZ
m,p-Xylenes	<0.0250		µg/L	EPA 8260B	0.3	0.0250	0.050	09/26/23	10:13	KZ
o-Xylene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	10:13	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	10:13	KZ
[VOC Surrogates]										
Dibromofluoromethane	100		%REC	EPA 8260B			70-130	09/26/23	10:13	KZ
Toluene-D8	103		%REC	EPA 8260B			70-130	09/26/23	10:13	KZ
Bromofluorobenzene	111		%REC	EPA 8260B			70-130	09/26/23	10:13	KZ
Sample: 003 **SV3**							Date & Time Sampled:	09/26/23	@	11:45
Sample Matrix: **Air**										

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99351
Cust # G010
Permit Number
Customer P.O.

Sample: 003 **SV3** Date & Time Sampled: 09/26/23 @ 11:45
Sample Matrix: **Air**

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
[TPH Gasoline by GCMS]										
C4-C12	**4.2**		µg/L	EPA 8260B	0.3	1.2500	2.5	09/26/23	11:57	KZ
[VOCs by GCMS]										
Acetone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:57	KZ
Benzene	<0.0060		µg/L	EPA 8260B	0.3	0.0060	0.025	09/26/23	11:57	KZ
Bromobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Bromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Bromodichloromethane	<0.0100		µg/L	EPA 8260B	0.3	0.0100	0.020	09/26/23	11:57	KZ
Bromoform	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Bromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
2-Butanone (MEK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:57	KZ
n-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
sec-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
tert-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Carbon Disulfide	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:57	KZ
Carbon Tetrachloride	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	11:57	KZ
Chlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Chloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.010	09/26/23	11:57	KZ
Chloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
2-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
4-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Dibromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,2-Dibromoethane (EDB)	<0.0031		µg/L	EPA 8260B	0.3	0.0031	0.025	09/26/23	11:57	KZ
1,2-Dibromo-3-Chloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Dibromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,2-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,3-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,4-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Dichlorodifluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,1-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,2-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 003 **SV3** Date & Time Sampled: 09/26/23 @ 11:45
Sample Matrix: **Air**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,1-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
cis-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
trans-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,3-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
2,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,1-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
cis-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
trans-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Ethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Hexachlorobutadiene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
2-Hexanone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:57	KZ
Isopropylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
4-Isopropyltoluene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Methylene Chloride	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.03	09/26/23	11:57	KZ
4-Methyl-2-Pentanone (MIBK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:57	KZ
Methyl-t-butyl Ether (MtBE)	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Naphthalene	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	11:57	KZ
n-Propylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Styrene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,1,1,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,1,2,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Tetrachloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Toluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,2,3-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,2,4-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,1,1-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,1,2-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Trichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,2,3-Trichloropropane	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.025	09/26/23	11:57	KZ
Trichlorofluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 003 **SV3** Sample Matrix: **Air**							Date & Time Sampled:	09/26/23	@	11:45
.....continued										
Trichlorotrifluoroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,2,4-Trimethylbenzene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
1,3,5-Trimethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
Vinyl Chloride	<0.0006		µg/L	EPA 8260B	0.3	0.0006	0.013	09/26/23	11:57	KZ
m,p-Xylenes	<0.0250		µg/L	EPA 8260B	0.3	0.0250	0.050	09/26/23	11:57	KZ
o-Xylene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:57	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:57	KZ
[VOC Surrogates]										
Dibromofluoromethane	102		%REC	EPA 8260B			70-130	09/26/23	11:57	KZ
Toluene-D8	104		%REC	EPA 8260B			70-130	09/26/23	11:57	KZ
Bromofluorobenzene	101		%REC	EPA 8260B			70-130	09/26/23	11:57	KZ
Sample: 004 **SV4** Sample Matrix: **Air**							Date & Time Sampled:	09/26/23	@	11:24
[TPH Gasoline by GCMS]										
C4-C12	**6.5**		µg/L	EPA 8260B	0.3	1.2500	2.5	09/26/23	11:34	KZ
[VOCs by GCMS]										
Acetone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:34	KZ
Benzene	<0.0060		µg/L	EPA 8260B	0.3	0.0060	0.025	09/26/23	11:34	KZ
Bromobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Bromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Bromodichloromethane	<0.0100		µg/L	EPA 8260B	0.3	0.0100	0.020	09/26/23	11:34	KZ
Bromoform	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Bromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
2-Butanone (MEK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:34	KZ
n-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
sec-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
tert-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Carbon Disulfide	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:34	KZ
Carbon Tetrachloride	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	11:34	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 004 **SV4** Date & Time Sampled: 09/26/23 @ 11:24
Sample Matrix: **Air**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Chlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Chloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.010	09/26/23	11:34	KZ
Chloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
2-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
4-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Dibromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,2-Dibromoethane (EDB)	<0.0031		µg/L	EPA 8260B	0.3	0.0031	0.025	09/26/23	11:34	KZ
1,2-Dibromo-3-Chloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Dibromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,2-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,3-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,4-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Dichlorodifluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,1-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,2-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,1-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
cis-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
trans-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,3-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
2,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,1-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
cis-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
trans-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Ethylbenzene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Hexachlorobutadiene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
2-Hexanone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:34	KZ
Isopropylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
4-Isopropyltoluene	**0.030**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Methylene Chloride	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.03	09/26/23	11:34	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 004 **SV4** Sample Matrix: **Air**							Date & Time Sampled:	09/26/23	@	11:24
.....continued										
4-Methyl-2-Pentanone (MIBK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:34	KZ
Methyl-t-butyl Ether (MtBE)	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Naphthalene	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	11:34	KZ
n-Propylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Styrene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,1,1,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,1,2,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Tetrachloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Toluene	**0.070**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,2,3-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,2,4-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,1,1-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,1,2-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Trichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,2,3-Trichloropropane	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.025	09/26/23	11:34	KZ
Trichlorofluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Trichlorotrifluoroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,2,4-Trimethylbenzene	**0.040**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
1,3,5-Trimethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
Vinyl Chloride	<0.0006		µg/L	EPA 8260B	0.3	0.0006	0.013	09/26/23	11:34	KZ
m,p-Xylenes	**0.070**		µg/L	EPA 8260B	0.3	0.0250	0.050	09/26/23	11:34	KZ
o-Xylene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	11:34	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	11:34	KZ
[VOC Surrogates]										
Dibromofluoromethane	101		%REC	EPA 8260B			70-130	09/26/23	11:34	KZ
Toluene-D8	103		%REC	EPA 8260B			70-130	09/26/23	11:34	KZ
Bromofluorobenzene	88		%REC	EPA 8260B			70-130	09/26/23	11:34	KZ
Sample: 005 **SV5** Sample Matrix: **Air**							Date & Time Sampled:	09/26/23	@	12:10

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported 09/29/23
Date Received 09/26/23
Invoice No. 99351
Cust # G010
Permit Number
Customer P.O.

Sample: 005 **SV5** Date & Time Sampled: 09/26/23 @ 12:10
Sample Matrix: **Air**

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
[TPH Gasoline by GCMS]										
C4-C12	**2.6**		µg/L	EPA 8260B	0.3	1.2500	2.5	09/26/23	12:20	KZ
[VOCs by GCMS]										
Acetone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:20	KZ
Benzene	<0.0060		µg/L	EPA 8260B	0.3	0.0060	0.025	09/26/23	12:20	KZ
Bromobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Bromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Bromodichloromethane	<0.0100		µg/L	EPA 8260B	0.3	0.0100	0.020	09/26/23	12:20	KZ
Bromoform	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Bromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
2-Butanone (MEK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:20	KZ
n-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
sec-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
tert-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Carbon Disulfide	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:20	KZ
Carbon Tetrachloride	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	12:20	KZ
Chlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Chloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.010	09/26/23	12:20	KZ
Chloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
2-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
4-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Dibromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,2-Dibromoethane (EDB)	<0.0031		µg/L	EPA 8260B	0.3	0.0031	0.025	09/26/23	12:20	KZ
1,2-Dibromo-3-Chloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Dibromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,2-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,3-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,4-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Dichlorodifluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,1-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,2-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 005 **SV5** Date & Time Sampled: 09/26/23 @ 12:10
Sample Matrix: **Air**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,1-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
cis-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
trans-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,3-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
2,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,1-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
cis-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
trans-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Ethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Hexachlorobutadiene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
2-Hexanone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:20	KZ
Isopropylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
4-Isopropyltoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Methylene Chloride	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.03	09/26/23	12:20	KZ
4-Methyl-2-Pentanone (MIBK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:20	KZ
Methyl-t-butyl Ether (MtBE)	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Naphthalene	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	12:20	KZ
n-Propylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Styrene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,1,1,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,1,2,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Tetrachloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Toluene	**0.040**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,2,3-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,2,4-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,1,1-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,1,2-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Trichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,2,3-Trichloropropane	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.025	09/26/23	12:20	KZ
Trichlorofluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 005 **SV5** Sample Matrix: **Air**							Date & Time Sampled:	09/26/23	@	12:10
.....continued										
Trichlorotrifluoroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,2,4-Trimethylbenzene	**0.040**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
1,3,5-Trimethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
Vinyl Chloride	<0.0006		µg/L	EPA 8260B	0.3	0.0006	0.013	09/26/23	12:20	KZ
m,p-Xylenes	***0.040***	J	µg/L	EPA 8260B	0.3	0.0250	0.050	09/26/23	12:20	KZ
o-Xylene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:20	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:20	KZ
[VOC Surrogates]										
Dibromofluoromethane	104		%REC	EPA 8260B			70-130	09/26/23	12:20	KZ
Toluene-D8	105		%REC	EPA 8260B			70-130	09/26/23	12:20	KZ
Bromofluorobenzene	98		%REC	EPA 8260B			70-130	09/26/23	12:20	KZ
Sample: 006 **SV6** Sample Matrix: **Air**							Date & Time Sampled:	09/26/23	@	12:42
[TPH Gasoline by GCMS]										
C4-C12	**17**		µg/L	EPA 8260B	0.3	1.2500	2.5	09/26/23	12:53	KZ
[VOCs by GCMS]										
Acetone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:53	KZ
Benzene	<0.0060		µg/L	EPA 8260B	0.3	0.0060	0.025	09/26/23	12:53	KZ
Bromobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Bromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Bromodichloromethane	<0.0100		µg/L	EPA 8260B	0.3	0.0100	0.020	09/26/23	12:53	KZ
Bromoform	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Bromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
2-Butanone (MEK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:53	KZ
n-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
sec-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
tert-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Carbon Disulfide	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:53	KZ
Carbon Tetrachloride	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	12:53	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 006 **SV6** Date & Time Sampled: 09/26/23 @ 12:42
Sample Matrix: **Air**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Chlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Chloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.010	09/26/23	12:53	KZ
Chloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
2-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
4-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Dibromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,2-Dibromoethane (EDB)	<0.0031		µg/L	EPA 8260B	0.3	0.0031	0.025	09/26/23	12:53	KZ
1,2-Dibromo-3-Chloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Dibromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,2-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,3-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,4-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Dichlorodifluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,1-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,2-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,1-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
cis-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
trans-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,3-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
2,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,1-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
cis-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
trans-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Ethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Hexachlorobutadiene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
2-Hexanone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:53	KZ
Isopropylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
4-Isopropyltoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Methylene Chloride	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.03	09/26/23	12:53	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 006 **SV6**							Date & Time Sampled:	09/26/23	@	12:42
Sample Matrix: **Air**										
.....continued										
4-Methyl-2-Pentanone (MIBK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:53	KZ
Methyl-t-butyl Ether (MtBE)	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Naphthalene	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	12:53	KZ
n-Propylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Styrene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,1,1,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,1,2,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Tetrachloroethene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Toluene	**0.030**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,2,3-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,2,4-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,1,1-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,1,2-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Trichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,2,3-Trichloropropane	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.025	09/26/23	12:53	KZ
Trichlorofluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Trichlorotrifluoroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,2,4-Trimethylbenzene	**0.040**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
1,3,5-Trimethylbenzene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
Vinyl Chloride	<0.0006		µg/L	EPA 8260B	0.3	0.0006	0.013	09/26/23	12:53	KZ
m,p-Xylenes	***0.026***	J	µg/L	EPA 8260B	0.3	0.0250	0.050	09/26/23	12:53	KZ
o-Xylene	***0.018***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	12:53	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	12:53	KZ
[VOC Surrogates]										
Dibromofluoromethane	106		%REC	EPA 8260B			70-130	09/26/23	12:53	KZ
Toluene-D8	101		%REC	EPA 8260B			70-130	09/26/23	12:53	KZ
Bromofluorobenzene	103		%REC	EPA 8260B			70-130	09/26/23	12:53	KZ
Sample: 007 **SV6 DUP**							Date & Time Sampled:	09/26/23	@	12:42
Sample Matrix: **Air**										

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 007 **SV6 DUP** Date & Time Sampled: 09/26/23 @ 12:42
Sample Matrix: **Air**

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
[TPH Gasoline by GCMS]										
C4-C12	**17**		µg/L	EPA 8260B	0.3	1.2500	2.5	09/26/23	1:17	KZ
[VOCs by GCMS]										
Acetone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:17	KZ
Benzene	<0.0060		µg/L	EPA 8260B	0.3	0.0060	0.025	09/26/23	1:17	KZ
Bromobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Bromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Bromodichloromethane	<0.0100		µg/L	EPA 8260B	0.3	0.0100	0.020	09/26/23	1:17	KZ
Bromoform	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Bromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
2-Butanone (MEK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:17	KZ
n-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
sec-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
tert-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Carbon Disulfide	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:17	KZ
Carbon Tetrachloride	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	1:17	KZ
Chlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Chloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.010	09/26/23	1:17	KZ
Chloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
2-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
4-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Dibromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,2-Dibromoethane (EDB)	<0.0031		µg/L	EPA 8260B	0.3	0.0031	0.025	09/26/23	1:17	KZ
1,2-Dibromo-3-Chloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Dibromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,2-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,3-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,4-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Dichlorodifluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,1-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,2-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 007 **SV6 DUP** Date & Time Sampled: 09/26/23 @ 12:42
Sample Matrix: **Air**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,1-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
cis-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
trans-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,3-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
2,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,1-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
cis-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
trans-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Ethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Hexachlorobutadiene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
2-Hexanone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:17	KZ
Isopropylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
4-Isopropyltoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Methylene Chloride	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.03	09/26/23	1:17	KZ
4-Methyl-2-Pentanone (MIBK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:17	KZ
Methyl-t-butyl Ether (MtBE)	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Naphthalene	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	1:17	KZ
n-Propylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Styrene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,1,1,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,1,2,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Tetrachloroethene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Toluene	**0.040**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,2,3-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,2,4-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,1,1-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,1,2-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Trichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,2,3-Trichloropropane	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.025	09/26/23	1:17	KZ
Trichlorofluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 007 **SV6 DUP**							Date & Time Sampled:	09/26/23	@	12:42
Sample Matrix: **Air**										
.....continued										
Trichlorotrifluoroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,2,4-Trimethylbenzene	**0.040**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
1,3,5-Trimethylbenzene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
Vinyl Chloride	<0.0006		µg/L	EPA 8260B	0.3	0.0006	0.013	09/26/23	1:17	KZ
m,p-Xylenes	***0.030***	J	µg/L	EPA 8260B	0.3	0.0250	0.050	09/26/23	1:17	KZ
o-Xylene	***0.020***	J	µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:17	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:17	KZ
[VOC Surrogates]										
Dibromofluoromethane	100		%REC	EPA 8260B			70-130	09/26/23	1:17	KZ
Toluene-D8	102		%REC	EPA 8260B			70-130	09/26/23	1:17	KZ
Bromofluorobenzene	103		%REC	EPA 8260B			70-130	09/26/23	1:17	KZ
Sample: 008 **SV7**							Date & Time Sampled:	09/26/23	@	13:30
Sample Matrix: **Air**										
[TPH Gasoline by GCMS]										
C4-C12	***1.7***	J	µg/L	EPA 8260B	0.3	1.2500	2.5	09/26/23	1:41	KZ
[VOCs by GCMS]										
Acetone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:41	KZ
Benzene	<0.0060		µg/L	EPA 8260B	0.3	0.0060	0.025	09/26/23	1:41	KZ
Bromobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Bromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Bromodichloromethane	<0.0100		µg/L	EPA 8260B	0.3	0.0100	0.020	09/26/23	1:41	KZ
Bromoform	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Bromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
2-Butanone (MEK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:41	KZ
n-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
sec-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
tert-Butylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Carbon Disulfide	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:41	KZ
Carbon Tetrachloride	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	1:41	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 008 **SV7** Date & Time Sampled: 09/26/23 @ 13:30
Sample Matrix: **Air**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Chlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Chloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.010	09/26/23	1:41	KZ
Chloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
2-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
4-Chlorotoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Dibromochloromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,2-Dibromoethane (EDB)	<0.0031		µg/L	EPA 8260B	0.3	0.0031	0.025	09/26/23	1:41	KZ
1,2-Dibromo-3-Chloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Dibromomethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,2-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,3-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,4-Dichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Dichlorodifluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,1-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,2-Dichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,1-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
cis-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
trans-1,2-Dichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,3-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
2,2-Dichloropropane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,1-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
cis-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
trans-1,3-Dichloropropene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Ethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Hexachlorobutadiene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
2-Hexanone	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:41	KZ
Isopropylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
4-Isopropyltoluene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Methylene Chloride	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.03	09/26/23	1:41	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	09/29/23
Date Received	09/26/23
Invoice No.	99351
Cust #	G010
Permit Number	
Customer P.O.	

Sample: 008 **SV7** Date & Time Sampled: 09/26/23 @ 13:30
Sample Matrix: **Air**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
4-Methyl-2-Pentanone (MIBK)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:41	KZ
Methyl-t-butyl Ether (MtBE)	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Naphthalene	<0.0063		µg/L	EPA 8260B	0.3	0.0063	0.013	09/26/23	1:41	KZ
n-Propylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Styrene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,1,1,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,1,2,2-Tetrachloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Tetrachloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Toluene	**0.080**		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,2,3-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,2,4-Trichlorobenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,1,1-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,1,2-Trichloroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Trichloroethene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,2,3-Trichloropropane	<0.0050		µg/L	EPA 8260B	0.3	0.0050	0.025	09/26/23	1:41	KZ
Trichlorofluoromethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Trichlorotrifluoroethane	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,2,4-Trimethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
1,3,5-Trimethylbenzene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
Vinyl Chloride	<0.0006		µg/L	EPA 8260B	0.3	0.0006	0.013	09/26/23	1:41	KZ
m,p-Xylenes	**0.050**		µg/L	EPA 8260B	0.3	0.0250	0.050	09/26/23	1:41	KZ
o-Xylene	<0.0125		µg/L	EPA 8260B	0.3	0.0125	0.025	09/26/23	1:41	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.1250		µg/L	EPA 8260B	0.3	0.1250	0.25	09/26/23	1:41	KZ
[VOC Surrogates]										
Dibromofluoromethane	99		%REC	EPA 8260B			70-130	09/26/23	1:41	KZ
Toluene-D8	105		%REC	EPA 8260B			70-130	09/26/23	1:41	KZ
Bromofluorobenzene	93		%REC	EPA 8260B			70-130	09/26/23	1:41	KZ

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

Respectfully Submitted: Ken Zheng

Ken Zheng - President

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTAIRO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

2309-00218

GEO-CAL, INC.
HENRY OLIVIER
4370 HALLMARK PKWY.
STE. 101
SAN BERNARDINO, CA 92407

Project: 237 W. Chapman Ave., Orange, CA 92866

Date Reported	**09/29/2023**
Date Received	**09/26/2023**
Date Sampled	**09/26/2023**
Invoice No.	**99351**
Customer #	**G010**
Customer P.O.	

Method # EPA 8260B

QC Reference # 111868 **Date Analyzed:** 9/26/2023 **Technician:** KZ

Samples 001 002 003 004 005 006 007 008

Results

	LCS %REC	LCS %DUP	LCS %RPD	BLKSRR% REC
1,1-Dichloroethene	108	112	3.5	
Benzene	90	104	14.5	
Bromofluorobenzene				89
Chlorobenzene	111	111	0.4	
Dibromofluoromethan				112
Toluene	126	108	15.4	
Toluene-D8				104
Trichloroethene	105	90	15.0	

Control Ranges

LCS %REC	LCS %RPD	BLKSRR%REC
70 - 130	0 - 25	
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	

QC Reference # 111869 **Date Analyzed:** 9/26/2023 **Technician:** KZ

Samples 001 002 003 004 005 006 007 008

Results

	LCS %REC	LCS %DUP	LCS %RPD
C4-C12	94	80	15.8

Control Ranges

LCS %REC	LCS %RPD
70 - 130	0 - 25

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTAIRO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

2309-00218

GEO-CAL, INC.
HENRY OLIVIER

Date Reported 09/29/2023
Date Received 09/26/2023
Date Sampled 09/26/2023

Project: 237 W. Chapman Ave., Orange, CA 92866

Method blank results

Ref	Test Name	Result	Qualif	Units	MDL
111868	Acetone	<0.1250		µg/L	0.1250
	Benzene	<0.0060		µg/L	0.0060
	Bromobenzene	<0.0125		µg/L	0.0125
	Bromochloromethane	<0.0125		µg/L	0.0125
	Bromodichloromethane	<0.0100		µg/L	0.0100
	Bromoform	<0.0125		µg/L	0.0125
	Bromomethane	<0.0125		µg/L	0.0125
	2-Butanone (MEK)	<0.1250		µg/L	0.1250
	n-Butylbenzene	<0.0125		µg/L	0.0125
	sec-Butylbenzene	<0.0125		µg/L	0.0125
	tert-Butylbenzene	<0.0125		µg/L	0.0125
	Carbon Disulfide	<0.1250		µg/L	0.1250
	Carbon Tetrachloride	<0.0063		µg/L	0.0063
	Chlorobenzene	<0.0125		µg/L	0.0125
	Chloroethane	<0.0125		µg/L	0.0125
	Chloroform	<0.0050		µg/L	0.0050
	Chloromethane	<0.0125		µg/L	0.0125
	2-Chlorotoluene	<0.0125		µg/L	0.0125
	4-Chlorotoluene	<0.0125		µg/L	0.0125
	Dibromochloromethane	<0.0125		µg/L	0.0125
	1,2-Dibromoethane (EDB)	<0.0031		µg/L	0.0031
	1,2-Dibromo-3-Chloropropane	<0.0125		µg/L	0.0125
	Dibromomethane	<0.0125		µg/L	0.0125
	1,2-Dichlorobenzene	<0.0125		µg/L	0.0125
	1,3-Dichlorobenzene	<0.0125		µg/L	0.0125
	1,4-Dichlorobenzene	<0.0125		µg/L	0.0125
	Dichlorodifluoromethane	<0.0125		µg/L	0.0125
	1,1-Dichloroethane	<0.0125		µg/L	0.0125
	1,2-Dichloroethane	<0.0125		µg/L	0.0125
	1,1-Dichloroethene	<0.0125		µg/L	0.0125
	cis-1,2-Dichloroethene	<0.0125		µg/L	0.0125
	trans-1,2-Dichloroethene	<0.0125		µg/L	0.0125
	1,2-Dichloropropane	<0.0125		µg/L	0.0125
	1,3-Dichloropropane	<0.0125		µg/L	0.0125
	2,2-Dichloropropane	<0.0125		µg/L	0.0125
	1,1-Dichloropropene	<0.0125		µg/L	0.0125
	cis-1,3-Dichloropropene	<0.0125		µg/L	0.0125
	trans-1,3-Dichloropropene	<0.0125		µg/L	0.0125
	Ethylbenzene	<0.0125		µg/L	0.0125
	Hexachlorobutadiene	<0.0125		µg/L	0.0125
	2-Hexanone	<0.1250		µg/L	0.1250
	Isopropylbenzene	<0.0125		µg/L	0.0125
	4-Isopropyltoluene	<0.0125		µg/L	0.0125
	Methylene Chloride	<0.0125		µg/L	0.0125
	4-Methyl-2-Pentanone (MIBK)	<0.1250		µg/L	0.1250
	Methyl-t-butyl Ether (MtBE)	<0.0125		µg/L	0.0125
	Naphthalene	<0.0063		µg/L	0.0063
	n-Propylbenzene	<0.0125		µg/L	0.0125
	Styrene	<0.0125		µg/L	0.0125
	1,1,1,2-Tetrachloroethane	<0.0125		µg/L	0.0125
	1,1,2,2-Tetrachloroethane	<0.0125		µg/L	0.0125
	Tetrachloroethene	<0.0125		µg/L	0.0125
	Toluene	<0.0125		µg/L	0.0125
	1,2,3-Trichlorobenzene	<0.0125		µg/L	0.0125
	1,2,4-Trichlorobenzene	<0.0125		µg/L	0.0125
	1,1,1-Trichloroethane	<0.0125		µg/L	0.0125
	1,1,2-Trichloroethane	<0.0125		µg/L	0.0125
	Trichloroethene	<0.0125		µg/L	0.0125
	1,2,3-Trichloropropane	<0.0050		µg/L	0.0050
	Trichlorofluoromethane	<0.0125		µg/L	0.0125
	Trichlorotrifluoroethane	<0.0125		µg/L	0.0125
	1,2,4-Trimethylbenzene	<0.0125		µg/L	0.0125
	1,3,5-Trimethylbenzene	<0.0125		µg/L	0.0125
	Vinyl Chloride	<0.0006		µg/L	0.0006
	m,p-Xylenes	<0.0250		µg/L	0.0250
	o-Xylene	<0.0125		µg/L	0.0125
	Isopropanol (IPA)	<0.1250		µg/L	0.1250
111869	C4-C12	<1.2500		µg/L	1.2500

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTAIRO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

2309-00218

GEO-CAL, INC.
HENRY OLIVIER

Date Reported	**09/29/2023**
Date Received	**09/26/2023**
Date Sampled	**09/26/2023**

Project: 237 W. Chapman Ave., Orange, CA 92866

Respectfully Submitted: Ken Zheng

Ken Zheng - President

ARL
A & R Laboratories
1650 S. Grove Ave., Ste C, Ontario, CA 91761
Tel: 951-779-0310 / 909-781-6335 Fax: 951-779-0344
E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 2309-218

1141

Client Name: Geo-Cal
E-mail: holivier@geo-cal.com
Address: 4370 Hallmark Pkwy., Ste. 101. San Bdno. CA 92407
Report Attention: Henry O. | Phone #: (909) 880-1146 | Fax: # | Sampled By: KZ

☐ Chilled ☒ Intact ☐ Seal

Project No./ Name:
Project Site: 237 W Chapman Ave, Orange CA

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☐ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	8260B / 8015 (Gasoline)	8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	Remarks
-1	SV1	9/6/23	9:30	Air	NA	250ml G	X		X							Mobile
-2	SV2	"	10:02	"	"	"	"		"							
-3	SV3	"	11:45	"	"	"	"		"							
-4	SV4	"	11:24	"	"	"	"		"							
-5	SV5	"	12:10	"	"	"	"		"							
-6	SV6	"	12:42	"	"	"	"		"							
-7	SV6 DUP	"	12:42	"	"	"	"		"							
-8	SV7	"	13:30	"	"	"	"		"							

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	Geo-Cal	9/6/23	13:50	[signature]	ARL	9/6/23	13:50
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

PLATES

Geo-Cal, inc.
Environmental & Geotechnical Engineering

Plates: 237 W. Chapman Ave., Orange, CA 92866
On-Site Photos



PLATE 1: Monument (Orange Plaza Historic District) Landmark at the SWC of the Site



PLATE 2: The Site Viewed North.



PLATE 3: The Site Viewed East.



PLATE 4: Building A with Overhang Canopy at the SWC of the Site.



PLATE 5: Building B with Overhang Canopy at the NEC of the Site.



PLATE 6: Asphalt Patch, Consistent with Former Excavation (Likely Former UST Location), East of Building A.

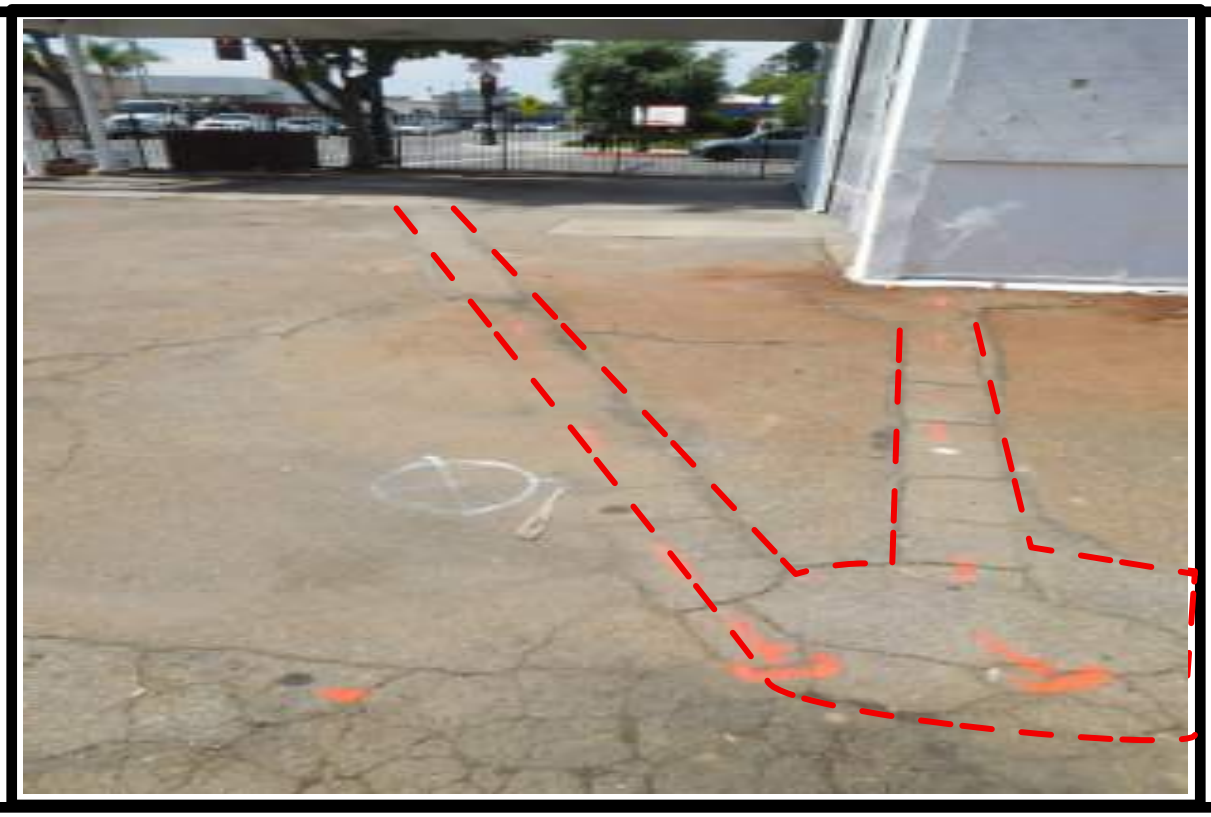


PLATE 7: Asphalt Patched Lines Between the Former Excavation, Building A, and the Concrete Pad at the SWC



PLATE 8: Vault, Likely a Former Auto Service Pit, South of Building A. Miguel



PLATE 9: Floor Drain/Sump in the Concrete Pad , West of Building B.



PLATE 10: Inside View Of Building B, South Room.



PLATE 11: Inside View Of Building B, Middle Room.



PLATE 12: Inside View Of Building B, North Room.

Geo-Cal, inc.
Environmental & Geotechnical Engineering

Plates: 237 W. Chapman Ave., Orange, CA 92866
OffSite Photos

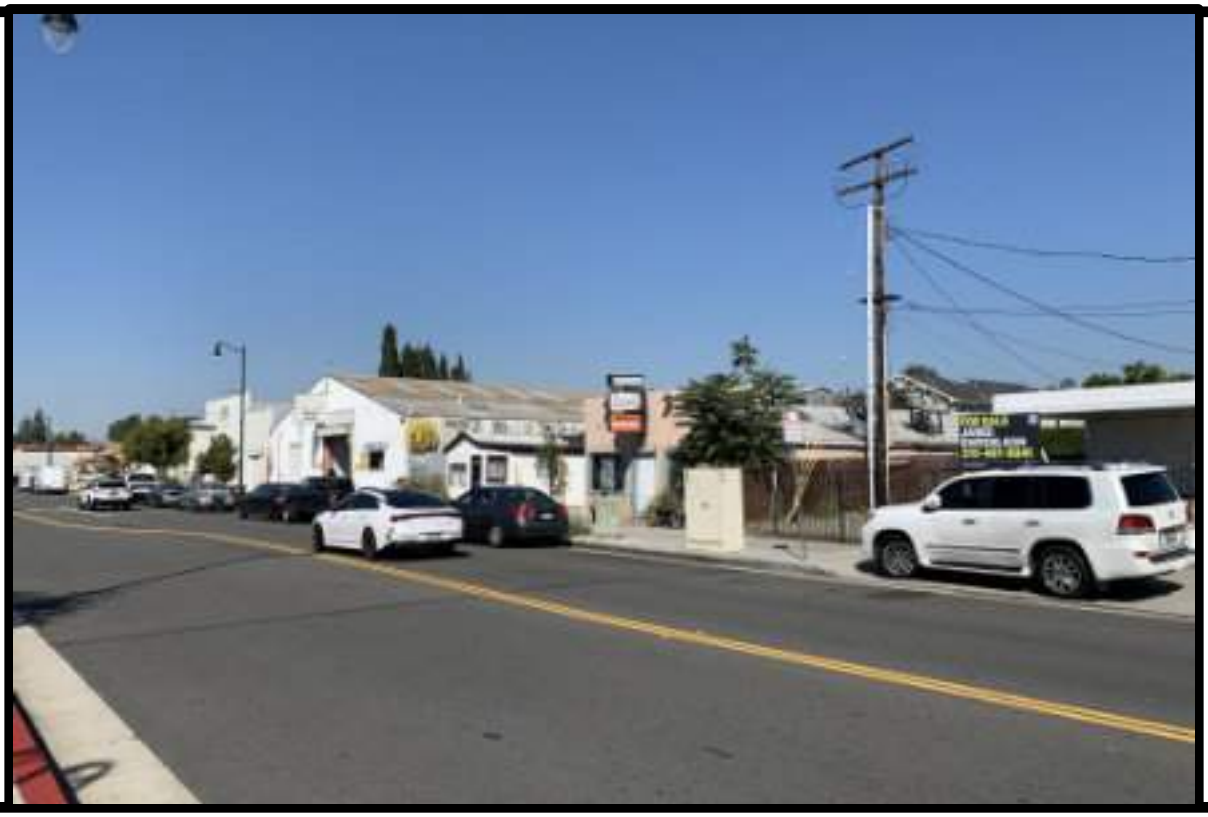


PLATE 13: North of Site: Restaurant and Commercial Businesses.



PLATE 14: East and South of Site: Restaurants and Retail Businesses.



PLATE 15: Pos Office Building SW of the Site.



PLATE 16: PARKING LOT AND RESTAURANT WEST OF SITE; PARKING STRUCTURE NNW OF SITE



PLATE 17:Red-Block Wall Along the East Property Line and Building B

Agenda Item

Design Review Committee

Item #: 4.5. 5/20/2026 **File #:** 26-0295

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Senior Planner**

1. SUBJECT

A request to construct a 984 square foot addition with a 115 square foot front porch to the existing 480 square foot single-family residence and to replace the existing 192 square foot garage with a new 400 square foot, two-car detached garage on a property designated as a non-contributor located at 405 E. Toluca Avenue. (Design Review No. 5156)

2. SUMMARY

The applicant proposes an addition, new front porch, and detached garage to the existing single-family residence in the Old Towne Historic District located at 405 E. Toluca Avenue.

3. RECOMMENDED ACTION

Approve Design Review No. 5156.

4. BACKGROUND INFORMATION

Applicant/Owner: Rafi Baghdasarian

Property Location: 405 E. Toluca Avenue

General Plan Designation: Low-Medium Density Residential (LMDR)

Zoning Classification: Duplex Residential District (R2-6)

Existing Development: Single Family Dwelling & detached garage

Associated Application: None

Previous DRC Project Review: October 15, 2025

5. PROJECT DESCRIPTION

The project includes the construction of a 984 square foot addition to the existing 480 square foot single-family home, remove and replace all existing, non-original windows and doors, the demolition of the existing non-original 162 square foot front porch, the construction of a new 115 square foot front porch, the demolition of the existing 192 square foot detached garage, construction of a new 400 square foot two-car detached garage at the rear of the property, 365 square feet of open space, and new landscaping throughout the project site for an existing lot in the Old Towne Orange Historic District.

6. EXISTING SITE

The site is comprised of a narrow, rectangular-shaped lot measuring approximately 6,720 sq. ft. (40 ft. x 168 ft.). It is improved with a 480 square foot single-family residence near the center of the parcel with a deep front yard setback, and a 192 square foot detach one-car garage. The existing single-family residence was constructed in 1935. The existing single-family residence is one-story and has a rectangular floor plan with a flat roof. The exterior walls are finished in a combination of vertical wood siding and asbestos shingles. The main entrance to the existing single-family residence is located on the south elevation within a projecting full-width porch with a shed roof. Fenestration consists of aluminum sash and vinyl casement sash within wood-framed windows openings, and partially glazed wood doors with metal screens. Located northwest of the residence is a detached one-car garage with flat roof, reverse board and batten exterior walls, and sliding wood door garage door.

Landscaping consists of a grassy lawn with mature trees and shrubs. A concrete block wall is along the east property line within the front yard, and the rear yard is enclosed by a wood perimeter fence. Hardscaping is limited to the concrete driveway that extends northward from E. Toluca Avenue along the west parcel boundary.

7. EXISTING AREA CONTEXT

The project site is surrounded by a mix of single-family homes and duplexes. The block includes both contributing and non-contributing properties. The predominant architectural style of the block is Craftsman bungalow, but there are also Minimal Traditional, and Ranch style homes.

The applicant prepared an FAR analysis of the block that includes all properties. The FAR of the block including both contributing and non-contributing properties averages to .29. The project proposes a FAR of .28.

8. ANALYSIS OF THE PROJECT

The proposed infill construction is designed to be compatible with the adjacent historic buildings and with the standards for non-contributing building in historic districts, standards for historic residential buildings - setting, and standards for historic building features - mechanical systems, in the Historic Preservation Design Standards, in that the location of the new primary and secondary structures would follow the historic pattern of front and side yard setbacks in the neighborhood which will better align with the setting, or streetscape of the historic district, and the proposed garage structure is at the rear of the property behind the primary residence to match the pattern of development in the district. The residence with the proposed addition would be similar in mass and scale to surrounding buildings and have a comparable height and roof form. The main entrance and facade will be parallel to and facing the street, with the front door oriented to the south, and the pattern of windows and doors on elevations visible from the street generally follow similar patterns to surrounding historic buildings.

Exterior materials are compatible with the size, scale, design, texture, reflectivity, durability, and color of historic materials used on comparable historic buildings in the Historic District. The use of appropriate and compatible materials for the addition to the house and detached two-car garage do not create a false sense of history, and therefore the Historic District continues to retain its integrity of setting that conveys its significance.

Floor Area Ratio (FAR):
Most historic residential properties in Old Towne range from 0.15 to 0.25 FAR. The project proposes

a FAR of .28. In general, an infill project should aim for a FAR that is no higher than the average FAR on the surrounding block. The applicant prepared an analysis of the block that includes all properties, which for both contributing and non-contributing properties averages to 0.29.

The habitable square footage and FAR of the contributing properties on E. Toluca Avenue are listed below:

- 545 S. Grand Avenue (corner of E. Toluca Avenue) is 0.31 FAR
- 325/327 E. Toluca Avenue is 0.33 FAR
- 334 E. Toluca Avenue is 0.30 FAR

With 1,464 sq. ft. of livable area and a new detached 400 square foot two-car garage, the proposed project would have a total FAR of 0.28, which is comparable to the contributing properties on the block. The proposed project will be compatible with the physical form of nearby historic buildings as a low scale residence with similar setbacks, massing, and arrangement of primary and secondary buildings on the site.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), because the project will not result in an increase of more than 10,000 square feet in an area that is not environmentally sensitive and where all public services and facilities are available. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

   The proposed project is in conformance with the Historic Preservation Design Standards, which are the prescriptive design criteria for projects within the Old Towne Orange Historic District. It is compatible with the mass, scale, and roof form of the surrounding neighborhood, and would not negatively impact the appearance of the Historic District. Materials and color proposed would be complimentary to the homes in the surrounding neighborhood and preserve the character of the street.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior’s standards and guidelines (OMC 17.10.070.G.2).

   The Secretary of the Interior's Standards do not directly regulate new infill construction but

provide guidelines for working on historic properties. For new infill construction in California, these standards focus on new work being visually compatible with the historic environment in terms of mass, size, scale, and architectural features, but also clearly differentiated from the historic buildings to protect historic integrity and avoid creating a "false sense of historic development".

The proposed new infill development keeps existing spatial relationships that characterize the property in relation to the district. The proposed comparable FAR, building siting on the lot, and size and position of the garage in relation to the house will be compatible with, and preserve the character of the neighborhood.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

   Projects located in the Old Towne Orange Historic District must comply with the Historic Preservation Design Standards for Old Towne. As described above, the proposed project conforms with these design standards. The project upholds community aesthetics through an internally consisted and integrated design theme, supported by complimentary colors and materials

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved November 18, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City’s approval of Design Review No. 5156, to indemnify, defend, and hold harmless, at applicant’s expense, the City, its officers, agents, and employees (“City”) from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City’s approval, to challenge the determination made by the City under the California Environmental Quality Act (“CEQA”) or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney’s fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the

City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans
- Attachment 4 Historic Resource Assessment

Agenda Item

Design Review Committee

Item #: 4.5. 5/20/2026 **File #:** 26-0295

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Senior Planner**

1. SUBJECT

A request to construct a 984 square foot addition with a 115 square foot front porch to the existing 480 square foot single-family residence and to replace the existing 192 square foot garage with a new 400 square foot, two-car detached garage on a property designated as a non-contributor located at 405 E. Toluca Avenue. (Design Review No. 5156)

2. SUMMARY

The applicant proposes an addition, new front porch, and detached garage to the existing single-family residence in the Old Towne Historic District located at 405 E. Toluca Avenue.

3. RECOMMENDED ACTION

Approve Design Review No. 5156.

4. BACKGROUND INFORMATION

Applicant/Owner: Rafi Baghdasarian

Property Location: 405 E. Toluca Avenue

General Plan Designation: Low-Medium Density Residential (LMDR)

Zoning Classification: Duplex Residential District (R2-6)

Existing Development: Single Family Dwelling & detached garage

Associated Application: None

Previous DRC Project Review: October 15, 2025

5. PROJECT DESCRIPTION

The project includes the construction of a 984 square foot addition to the existing 480 square foot single-family home, remove and replace all existing, non-original windows and doors, the demolition of the existing non-original 162 square foot front porch, the construction of a new 115 square foot front porch, the demolition of the existing 192 square foot detached garage, construction of a new 400 square foot two-car detached garage at the rear of the property, 365 square feet of open space, and new landscaping throughout the project site for an existing lot in the Old Towne Orange Historic District.

6. EXISTING SITE

The site is comprised of a narrow, rectangular-shaped lot measuring approximately 6,720 sq. ft. (40 ft. x 168 ft.). It is improved with a 480 square foot single-family residence near the center of the parcel with a deep front yard setback, and a 192 square foot detach one-car garage. The existing single-family residence was constructed in 1935. The existing single-family residence is one-story and has a rectangular floor plan with a flat roof. The exterior walls are finished in a combination of vertical wood siding and asbestos shingles. The main entrance to the existing single-family residence is located on the south elevation within a projecting full-width porch with a shed roof. Fenestration consists of aluminum sash and vinyl casement sash within wood-framed windows openings, and partially glazed wood doors with metal screens. Located northwest of the residence is a detached one-car garage with flat roof, reverse board and batten exterior walls, and sliding wood door garage door.

Landscaping consists of a grassy lawn with mature trees and shrubs. A concrete block wall is along the east property line within the front yard, and the rear yard is enclosed by a wood perimeter fence. Hardscaping is limited to the concrete driveway that extends northward from E. Toluca Avenue along the west parcel boundary.

7. EXISTING AREA CONTEXT

The project site is surrounded by a mix of single-family homes and duplexes. The block includes both contributing and non-contributing properties. The predominant architectural style of the block is Craftsman bungalow, but there are also Minimal Traditional, and Ranch style homes.

The applicant prepared an FAR analysis of the block that includes all properties. The FAR of the block including both contributing and non-contributing properties averages to .29. The project proposes a FAR of .28.

8. ANALYSIS OF THE PROJECT

The proposed infill construction is designed to be compatible with the adjacent historic buildings and with the standards for non-contributing building in historic districts, standards for historic residential buildings - setting, and standards for historic building features - mechanical systems, in the Historic Preservation Design Standards, in that the location of the new primary and secondary structures would follow the historic pattern of front and side yard setbacks in the neighborhood which will better align with the setting, or streetscape of the historic district, and the proposed garage structure is at the rear of the property behind the primary residence to match the pattern of development in the district. The residence with the proposed addition would be similar in mass and scale to surrounding buildings and have a comparable height and roof form. The main entrance and facade will be parallel to and facing the street, with the front door oriented to the south, and the pattern of windows and doors on elevations visible from the street generally follow similar patterns to surrounding historic buildings.

Exterior materials are compatible with the size, scale, design, texture, reflectivity, durability, and color of historic materials used on comparable historic buildings in the Historic District. The use of appropriate and compatible materials for the addition to the house and detached two-car garage do not create a false sense of history, and therefore the Historic District continues to retain its integrity of setting that conveys its significance.

Floor Area Ratio (FAR):
Most historic residential properties in Old Towne range from 0.15 to 0.25 FAR. The project proposes

a FAR of .28. In general, an infill project should aim for a FAR that is no higher than the average FAR on the surrounding block. The applicant prepared an analysis of the block that includes all properties, which for both contributing and non-contributing properties averages to 0.29.

The habitable square footage and FAR of the contributing properties on E. Toluca Avenue are listed below:

- 545 S. Grand Avenue (corner of E. Toluca Avenue) is 0.31 FAR
- 325/327 E. Toluca Avenue is 0.33 FAR
- 334 E. Toluca Avenue is 0.30 FAR

With 1,464 sq. ft. of livable area and a new detached 400 square foot two-car garage, the proposed project would have a total FAR of 0.28, which is comparable to the contributing properties on the block. The proposed project will be compatible with the physical form of nearby historic buildings as a low scale residence with similar setbacks, massing, and arrangement of primary and secondary buildings on the site.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 7, 2026, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), because the project will not result in an increase of more than 10,000 square feet in an area that is not environmentally sensitive and where all public services and facilities are available. There is no environmental public review required for a Categorical Exemption.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

   The proposed project is in conformance with the Historic Preservation Design Standards, which are the prescriptive design criteria for projects within the Old Towne Orange Historic District. It is compatible with the mass, scale, and roof form of the surrounding neighborhood, and would not negatively impact the appearance of the Historic District. Materials and color proposed would be complimentary to the homes in the surrounding neighborhood and preserve the character of the street.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior’s standards and guidelines (OMC 17.10.070.G.2).

   The Secretary of the Interior's Standards do not directly regulate new infill construction but

provide guidelines for working on historic properties. For new infill construction in California, these standards focus on new work being visually compatible with the historic environment in terms of mass, size, scale, and architectural features, but also clearly differentiated from the historic buildings to protect historic integrity and avoid creating a "false sense of historic development".

The proposed new infill development keeps existing spatial relationships that characterize the property in relation to the district. The proposed comparable FAR, building siting on the lot, and size and position of the garage in relation to the house will be compatible with, and preserve the character of the neighborhood.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

   Projects located in the Old Towne Orange Historic District must comply with the Historic Preservation Design Standards for Old Towne. As described above, the proposed project conforms with these design standards. The project upholds community aesthetics through an internally consisted and integrated design theme, supported by complimentary colors and materials

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved November 18, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City’s approval of Design Review No. 5156, to indemnify, defend, and hold harmless, at applicant’s expense, the City, its officers, agents, and employees (“City”) from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City’s approval, to challenge the determination made by the City under the California Environmental Quality Act (“CEQA”) or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney’s fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the

City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

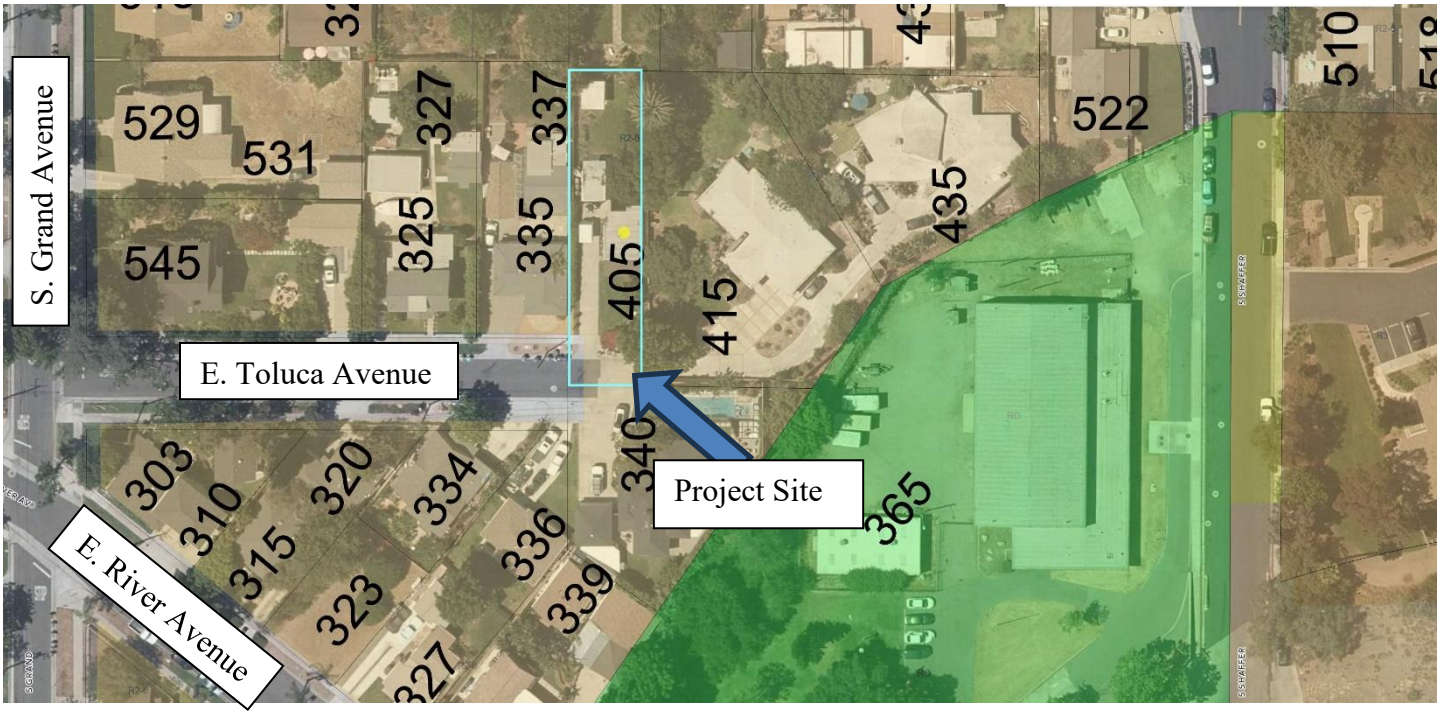
- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans
- Attachment 4 Historic Resource Assessment

Vicinity Map

405 E. Toluca Avenue

Design Review No. 5156

CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



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

Primary #
HRI # 112488
Trinomial ORA
NRHP Status Code 6Z
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 405 - E TOLUCA AVE ,# **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**

1935

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

April, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

***Required Information**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI # 112488
*NRHP Status Code 6Z

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Mediterranean Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1935 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity:

Site Integrity:

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

Style previously noted in 1991 Survey as: Vernacular.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

*Resource Name or #: (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LMDR # of Buildings: 1

Planning Zone: R-2-6 # of Stories: 1

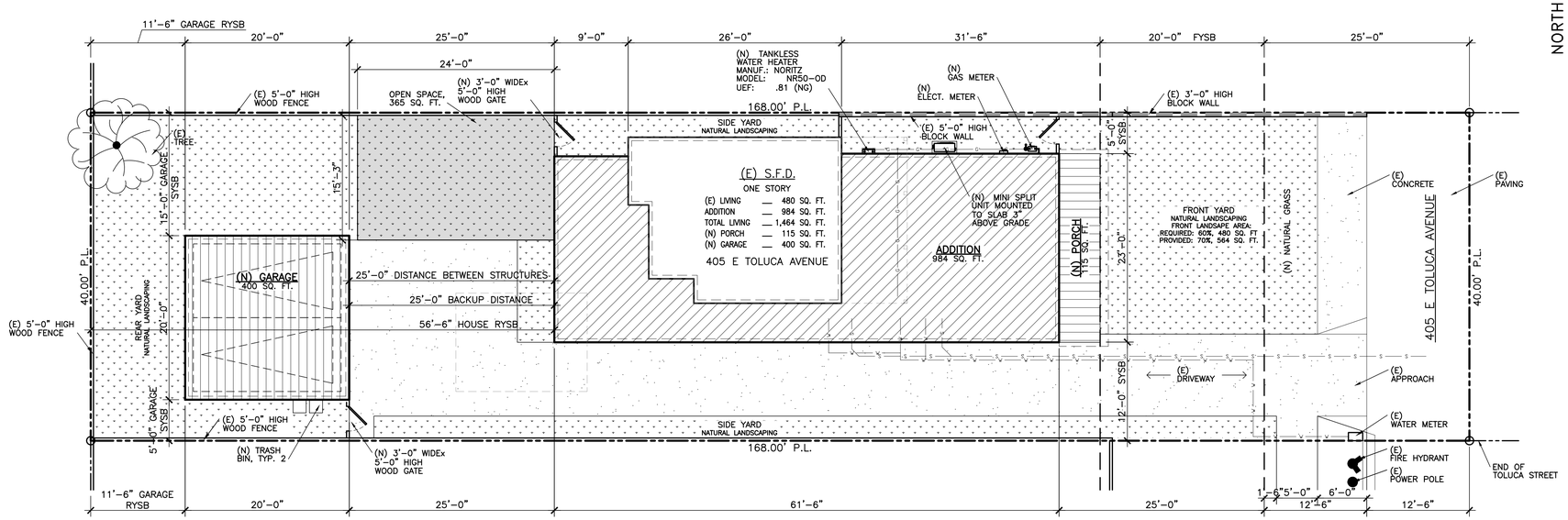
Lot Acre: # of Units: 1

Principal Building Sqft: 430

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):



NORTH

NEW SITE PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'

½" 0" ½" 1" 2"

SITE NOTES:

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
2. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. (R401.3); DRAINS OR SWALES SHALL BE CONSTRUCTED IF PHYSICAL BARRIERS PROHIBIT 6" OF FALL.
3. ALL NEW CONCRETE PAVING TO BE NATURAL GREY CONCRETE, TEXTURED TO EXPOSE THE FINE AGGREGATES THROUGH AN ACID WASH OR LIGHT RETARDANT FINISH.
4. PROVIDE AT FRONT YARD LOW-GROWING LAWNS WITH FOUNDATION PLANTINGS AT THE BASE OF THE BUILDINGS OR COTTAGE GARDENS WITH A VARIETY OF PLANTINGS.

RESIDENTIAL PROJECT SUMMARY TABLES

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT
SFR / Garage	SFR / Garage	R-2	Low Medium Density Res.	None

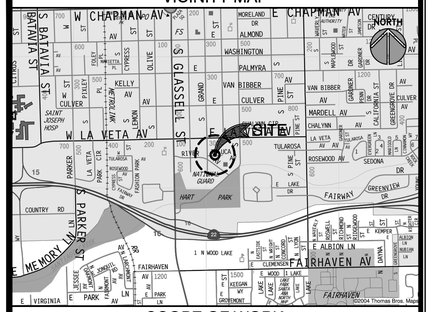
ZONING STANDARDS					
DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
LOT AREA	17.14.070 & 17.14.080	6720	6720	6720	Yes
LOT WIDTH	17.14.070 & 17.14.080	60	40	40	No
LOT DEPTH	17.14.070 & 17.14.080		128	128	Yes
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the "Building Height" definition from OMC Section 17.04.021)	17.14.070 (& 17.14.100 FOR R-3 & R-4)	35	9.75	11.25	Yes
SETBACKS:	17.14.070 & 17.14.090				
Front Yard	17.14.070 & 17.14.090	20	20	20	Yes
Rear Yard	17.14.070 & 17.14.090	10	44.5	11.5	Yes
Side Yard	17.14.070 & 17.14.090	5	3	5	Yes
Side Yard	17.14.070 & 17.14.090	5	16.75	12	Yes
LOT COVERAGE	17.14.070				
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	.70	.10	.28	Yes
Minimum Unit Size (R-3 & R-4 Zones)	17.14.130 & 17.14.140				
Required Open Space:	17.14.070 & 17.14.110				
Private	17.14.110				
Common	17.14.110				
LANDSCAPING: For landscaping standards refer to Page 26-28 of the City of Orange Landscape Standards and Specifications	16.50				
Front Yard	16.50 & 17.12.040(E)				
Rear Yard	16.50 & 17.12.040(E)				
Interior Side Yard	16.50 & 17.12.040(E)				
Street Side Yard (if applicable)	16.50 & 17.12.040(E)				
When adjacent to perpendicular parking (Multi-Family only)	16.50	6 feet			
Parking area screening from a public street with 5-gallon shrubs, 3 feet on center (Multi-Family only)	16.50				
Trash Enclosures require a 4-foot wide landscape planter on at least 2 sides (Multi-Family only)	16.50				
Trees required, "unless determined otherwise through site plan and design review" (Multi-Family only)	16.50				
Trees to be removed	16.50				
Existing trees to be preserved	16.50				
Trees to be added	16.50				
25 percent of required trees shall be 24-inch box and 75 percent shall be in 15 gallon containers (Multi-Family only)	16.50				
Shrubs shall be 5-gallon except for groundcover (Multi-Family only)	16.50				
Shrubs are encouraged at the foundation lines of all building elevations seen from the street in 4-foot minimum width planters. Shrubs shall be spaced at 3 feet on center (Multi-Family only)	16.50				
Street trees required as determined by the design review process. (Multi-Family only)	16.50				
Percent of Parking Area (Multi-Family only)	16.50				
IRRIGATED AREA TOTAL	16.50				
Irrigated area added	16.50				
Irrigated area removed	16.50				
FENCE HEIGHT	17.12.070				
Front Yard	17.12.070(B)				
Interior Side Yard(s)	17.12.070(B)				
Street Side Yard	17.12.070(B)				
Rear Yard	17.12.070(B)				
PARKING	17.14.200 & 17.34				
TRASH ENCLOSURE SIZE (Multi-Family only)	16.50				
LIGHTING	17.12.030				
Kelvins	17.12.030				
Fixture Type/Blinder	17.12.030				
Parking lot footcandles	15.52.080(J)				

RESIDENTIAL PROJECT SUMMARY TABLES

SHEET INDEX

A-01	PROJECT DATA, RESIDENTIAL PROJECT SUMMARY TABLES & NEW SITE PLAN
A-02	EXISTING-DEMOLITION SITE PLAN
A-03	BLOCK FLOOR AREA RATIO PLAN, FAR ANALYSIS, PHOTO KEY & PHOTOS
A-04	EXISTING-DEMOLITION FLOOR PLAN, LEGEND-NOTES & SCHEDULES
A-05	NEW FLOOR PLAN, LEGEND-NOTES & SCHEDULES
A-06	EXISTING-DEMOLITION ROOF PLAN
A-07	NEW ROOF PLAN
A-08	EXTERIOR ELEVATIONS
A-09	COLORED EXTERIOR ELEVATIONS
A-10	MATERIAL LIST
PG-01	PROPOSED NATURAL GAS ISOMETRIC & SUPPLY LINE SIZING CALCULATION
PS-01	PROPOSED SEWER LINE SIZING PLAN & CALCULATION
PW-01	PROPOSED WATER SUPPLY LINE SIZING PLAN AND CALCULATION
CS 000	COVER SHEET
L 100	PLANTING PLAN
L 101	DETAILS
L 200	HYDROZONE PLAN & SCHEMATIC IRRAGATION PLAN
L 201	IRRIGATION FORMS
L 202	DETAILS
L 203	DETAILS
L 300	ELEVATIONS
L 301	ELEVATIONS

VICINITY MAP



SCOPE OF WORK

1. ADDITION TO RESIDENCE, 984 SQ. FT. CONSISTING OF 3 BEDROOM, 2 BATH , LIVING, KITCHEN AND FAMILY.
2. REMOVE EXISTING GARAGE, 192 SQ. FT., PROVIDE NEW 2 CAR GARAGE, 400 SQ. FT.
3. REMOVE EXISTING PORCH, 162 SQ. FT., PROVIDE NEW PORCH, 115 SQ. FT.

PROJECT TEAM

OWNER:
GARABET & SALBI BAGHDASARIAN
CONTACT: GARABET BAGHDASARIAN
2006 W LA PALMA AVENUE
ANAHEIM, CA 92801
TEL. (714) 933-0362
EMAIL: rafibaghdasarian@gmail.com

DESIGNER:
WESTCOAST DRAFTING
CONTACT: FELIPE J. CONTRERAS
4605 BUENA VISTA ROAD, SUITE 600-127
BAKERSFIELD, CA 93311
TEL. (562) 879-3756
EMAIL: fjcontreras@wcdrafting.com

GENERAL CONTRACTOR:
TO BE SELECTED

STRUCTURAL ENGINEERING:
TO BE SELECTED

TITLE 24:
TO BE SELECTED

PROJECT DATA

BUILDING DATA

TYPE OF CONSTRUCTION:
TYPE V - B

AREA CONSTRUCTION:
ADDITION — 984 SQ. FT.
(N) PORCH — 115 SQ. FT.
(N) GARAGE — 400 SQ. FT.

AUTOMATIC FIRE SPRINKLER:
NO

ROOFING:
COMPOSITION SHINGLES

OCCUPANCY:
R-3, U

BUIDING HEIGHT:
11'-3" HOUSE
11'-3" GARAGE

CODE APPLICATION:
2022 CALIF. BUILDING CODE
2022 CALIF. MECHANICAL CODE
2022 CALIF. PLUMBING CODE
2022 CALIF. FIRE CODE
2022 CALIF. ELECTRIC CODE
2022 CALIF. GREEN BLDG. STDS. CODE
2022 CALIF. RESIDENTIAL CODE
CALIF. ADMINISTRATIVE CODE
CITY OF ORANGE MUNICIPAL CODE
ALL CURRENT CAL-OSHA LAWS
AND ALL APPLICABLE NATIONAL
AND LOCAL CODES

ZONING CODE DATA

ZONING:
R-2-6

FLOOD ZONE:
N.A.

ADDRESS:
405 E TOLUCA AVENUE
ORANGE, CA 92866

LEGAL DESCRIPTION:
LOT: 12
BLOCK: D,W
TRACT: 175

A.P.N.:
390-103-15

FRONT YARD:
PER CODE — 20'-0"
PER PLAN — 20'-0"

SIDE YARD:
PER CODE — 5'-0"
PER PLAN — 5'-0", 12'-0"

REAR YARD:
PER CODE — 10'-0"
PER PLAN — 11'-6"

MAXIMUM LOT COVERAGE:
PER CODE — N.A.
PER PLAN — N.A

BUILDING USE:
SINGLE FAMILY DWELLING
GARAGE DETTACHED

BUILDING HEIGHT:
PER CODE — 32'-0", TWO STORY
PER PLAN — 11'-3" HOUSE, ONE STORY
PER PLAN — 11'-3" GARAGE, ONE STORY

BUILDING AREAS:
(E) LIVING — 480 SQ. FT.
ADDITION — 984 SQ. FT.
TOTAL LIVING — 1,464 SQ. FT.
(N) PORCH — 115 SQ. FT.
(N) GARAGE — 400 SQ. FT.

HISTORICAL DISTRICT:
YES

LOT SIZE AREA:
40.00'x168.00' = 6,720.00 SQ. FT.

FLOOR AREA RATIO:
PER CODE — .70, 4,704 SQ. FT.
PER PLAN — .28, 1,864 SQ. FT.

OPEN SPACE:
PER CODE — 350 SQ. FT./UNIT
PER PLAN — 365 SQ. FT./UNIT

PARKING:
EXISTING — 1 PARKING SPACE
PROPOSED — 2 PARKING SPACES

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595
CELL (562) 879-3756
www.wcdrafting.com
fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

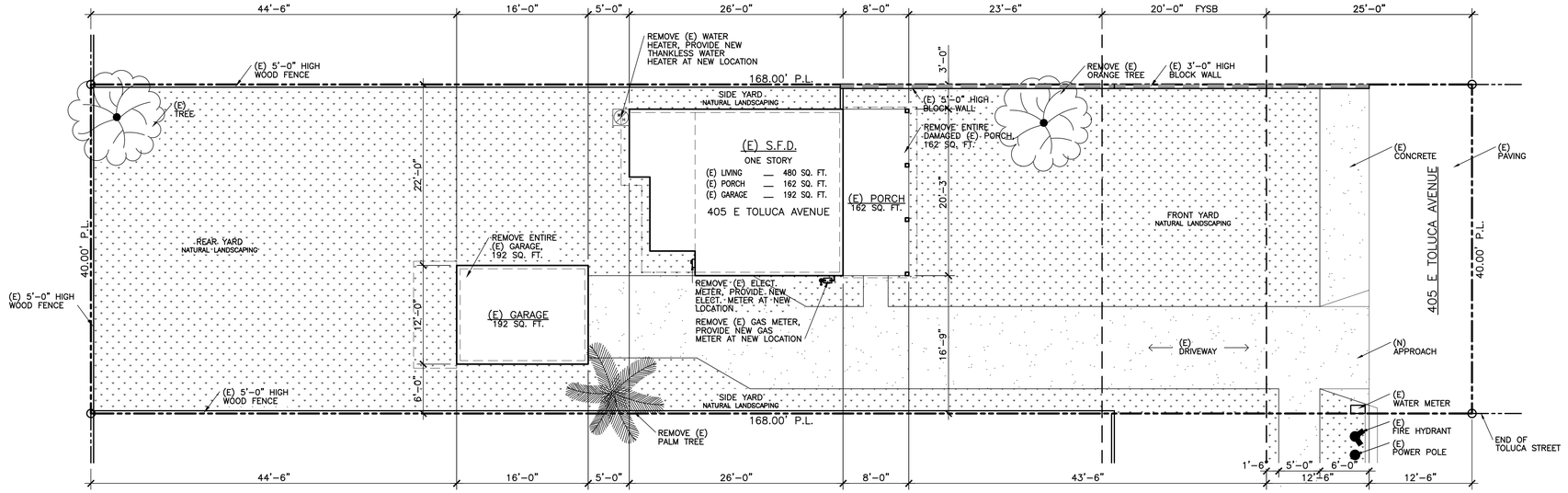
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, said third party shall hold Westcoast Drafting harmless.

date	revisions	initials

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-01
of 10



EXISTING-DEMOLITION SITE PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'

½" 0" ½" 1" 2"

NORTH

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials	revisions	date

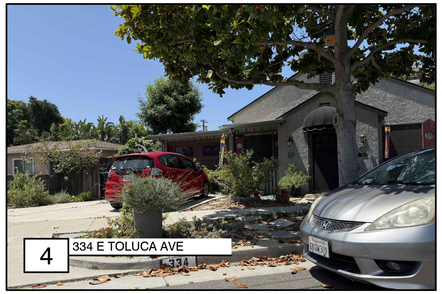
job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-02
of 10













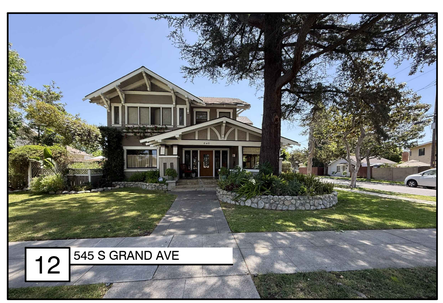










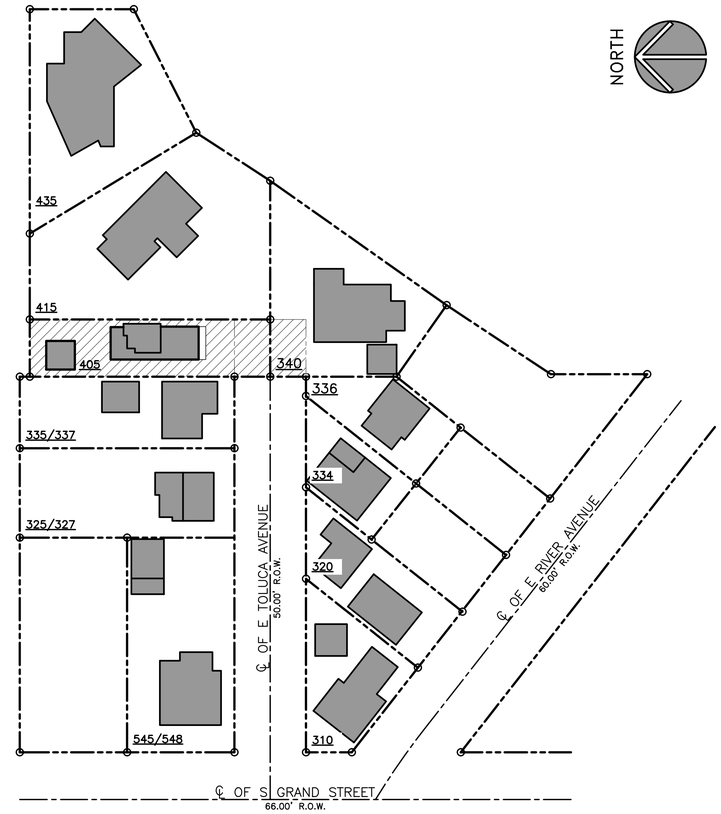


EXISTING FAR ANALYSIS FOR E TOLUCA AVENUE

ADDRESS	AREA/LOT	FAR %
435 E TOLUCA AVENUE	2,438 SF/11,900 SF	= 0.21
415 E TOLUCA AVENUE	1,972 SF/16,117 SF	= 0.12
405 E TOLUCA AVENUE	672 SF/ 6,720 SF	= 0.10
335/337 E TOLUCA AVENUE	3,317 SF/ 7,400 SF	= 0.45
325/327 E TOLUCA AVENUE	3,120 SF/ 9,375 SF	= 0.33
545/548 S GRAND STREET	3,502 SF/11,250 SF	= 0.31
310 E TOLUCA AVENUE	1,910 SF/ 5,483 SF	= 0.34
320 E TOLUCA AVENUE	3,554 SF/ 5,988 SF	= 0.60
334 E TOLUCA AVENUE	1,446 SF/ 4,792 SF	= 0.30
336 E TOLUCA AVENUE	1,117 SF/ 3,900 SF	= 0.28
340 E TOLUCA AVENUE	2,331 SF/10,890 SF	= 0.21
TOTAL AVERAGE EXISTING FAR		= 0.29

PROPOSED FAR ANALYSIS FOR E TOLUCA AVENUE

ADDRESS	AREA/LOT	FAR %
435 E TOLUCA AVENUE	2,438 SF/11,900 SF	= 0.21
415 E TOLUCA AVENUE	1,972 SF/16,117 SF	= 0.12
405 E TOLUCA AVENUE	1,864 SF/ 6,720 SF	= 0.28
335/337 E TOLUCA AVENUE	3,317 SF/ 7,400 SF	= 0.45
325/327 E TOLUCA AVENUE	3,120 SF/ 9,375 SF	= 0.33
545/548 S GRAND STREET	3,502 SF/11,250 SF	= 0.31
310 E TOLUCA AVENUE	1,910 SF/ 5,483 SF	= 0.34
320 E TOLUCA AVENUE	3,554 SF/ 5,988 SF	= 0.60
334 E TOLUCA AVENUE	1,446 SF/ 4,792 SF	= 0.30
336 E TOLUCA AVENUE	1,117 SF/ 3,900 SF	= 0.28
340 E TOLUCA AVENUE	2,331 SF/10,890 SF	= 0.21
TOTAL AVERAGE PROPOSED FAR		= 0.31



BLOCK FLOOR AREA RATIO PLAN

1"=50'-0"

25' 0' 25' 50' 100'

½" 0" ½" 1" 2"



PHOTO KEY - NEIGHBORHOOD

N.T.S.

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
CELL (562) 879-3756
TEL (562) 438-4595
fjcontreras@wcdrafting.com
www.wcdrafting.com

HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

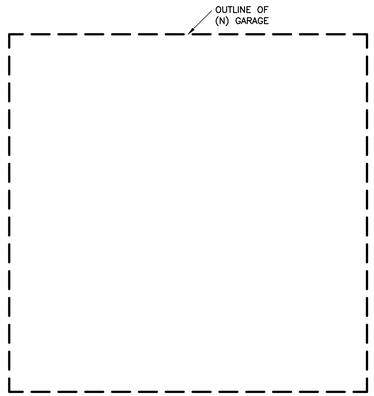
DESIGNER OF RECORD
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

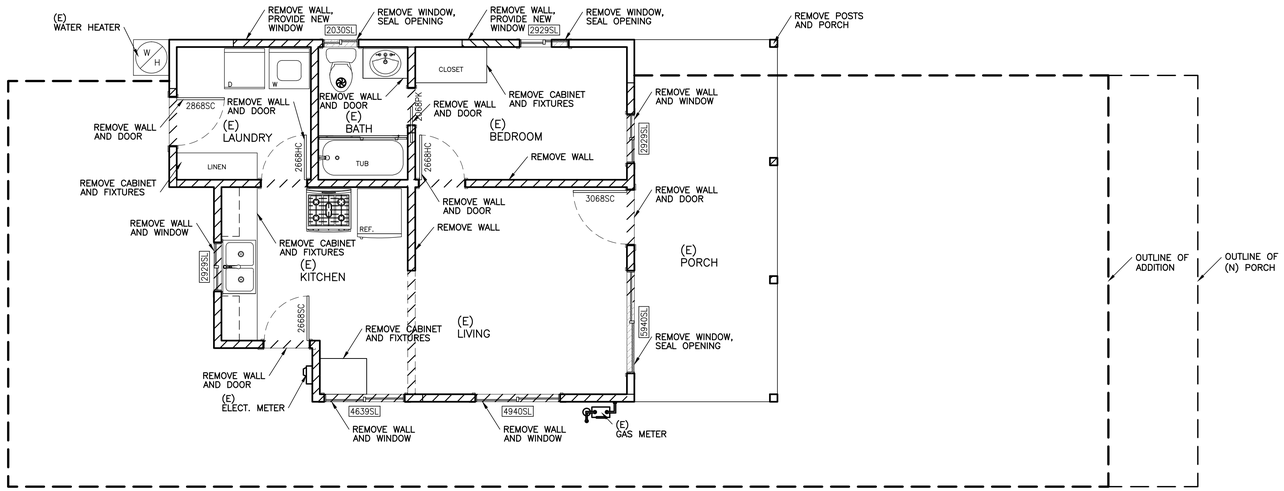
Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials					
revisions					
date					

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-03
of 10





NORTH

EXISTING - DEMOLITION FLOOR PLAN

HOUSE

⅛"=1'-0"

4' 0' 4' 8' 16'

½" 0" ½" 1" 2"

WALL LEGEND	
EXISTING WALL	
EXISTING WINDOW, DOOR OR OPENING TO BE FRAMED-IN	
EXISTING TO BE REMOVED	

LEGEND & NOTES

- BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
- CARBON MONOXIDE (CO) ALARM
- S.D. SMOKE DECTECTOR

1. SMOKE DETECTORS AND CARBON MONOXIDE (C.M.) ALARMS:

   A. UL 217 RATED SMOKE ALARMS:

      1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. SMOKE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]

      1.2. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R3 14.3]

      1.3. IN NEW BUILDINGS, SMOKE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R3 14.4 & R314.5]

   B. UL 2034/2075 RATED CARBON MONOXIDE ALARMS:

      1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS OF EXISTING DWELLINGS EXCEEDING $1000 CARBON MONOXIDE ALARMS ARE REQUIRED IN THE SPECIFIC PERMITTED DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES. THE CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]

      1.2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE.[CRC R315]

      1.3. IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R315.1.1 & R315.1.2]

(E) DOOR SCHEDULE

SYM	SIZE	TYPE	QTY.
2068PK	2'-0" x 6'-8"	POCKET	1
2668HC	2'-6" x 6'-8"	HOLLOW CORE	2
2668SC	2'-6" x 6'-8"	SOLID CORE	1
2868SC	2'-8" x 6'-8"	SOLID CORE	1

NOTES:

(E) WINDOW SCHEDULE

SYM	SIZE	TYPE	QTY.
2030SL	2'-0" x 3'-0"	SLIDER	1
2929SL	2'-9" x 2'-9"	SLIDER	3
4639SL	4'-6" x 4'-9"	SLIDER	1
4940SL	4'-9" x 4'-0"	SLIDER	1
5940SL	5'-9" x 4'-0"	SLIDER	1

NOTES:

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

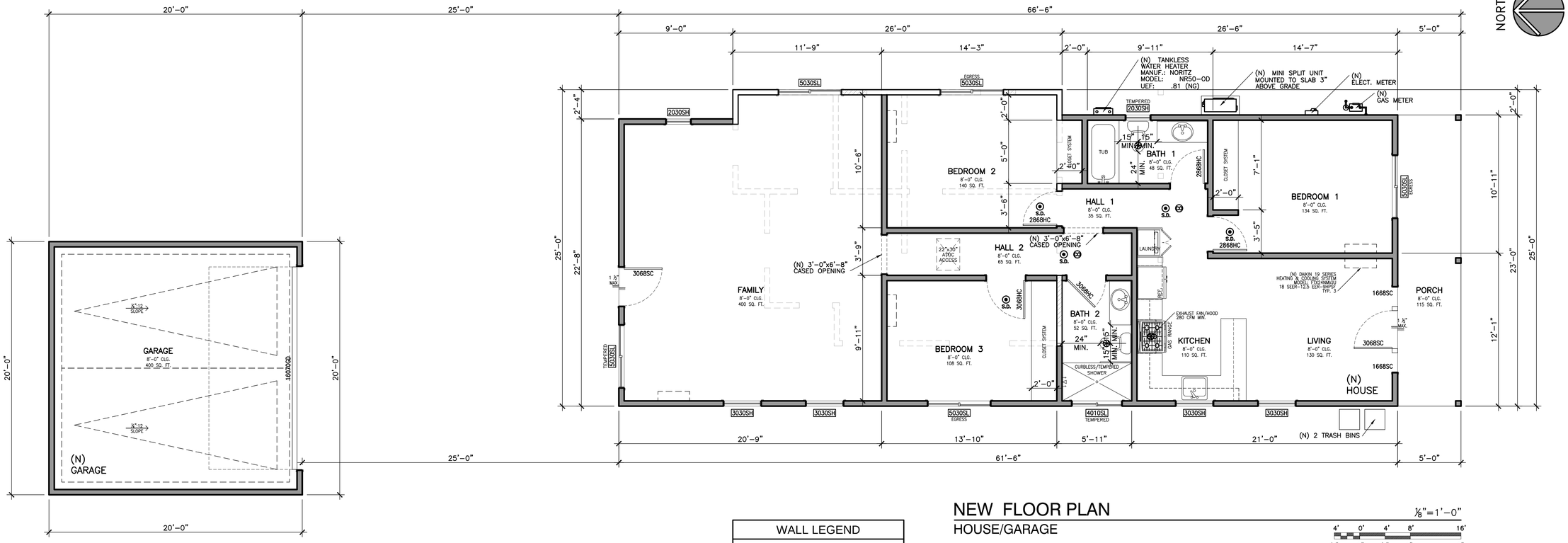
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials				
revisions				
date				

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-04
of 10



NEW FLOOR PLAN

HOUSE/GARAGE

1/8"=1'-0"

4' 0' 4' 8' 16'

1/2" 0" 1/2" 1" 2"

WALL LEGEND	
NEW 2x4 STUD WALL	
EXISTING WALL	
EXISTING WINDOW, DOOR OR OPENING FRAMED-IN	
EXISTING WALL REMOVED	

LEGEND & NOTES

- BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
- CARBON MONOXIDE (CO) ALARM
- S.D. SMOKE DECTECTOR

1. SMOKE DETECTORS AND CARBON MONOXIDE (C.M.) ALARMS:

   A. UL 217 RATED SMOKE ALARMS:

      1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. SMOKE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]

      1.2. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R3 14.3]

      1.3. IN NEW BUILDINGS, SMOKE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R3 14.4 & R314.5]

   B. UL 2034/2075 RATED CARBON MONOXIDE ALARMS:

      1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS OF EXISTING DWELLINGS EXCEEDING $1000 CARBON MONOXIDE ALARMS ARE REQUIRED IN THE SPECIFIC PERMITTED DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES. THE CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]

      1.2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE.[CRC R315]

      1.3. IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R315.1.1 & R315.1.2]

(N) DOOR SCHEDULE

SYM	SIZE	TYPE	QTY.
HOUSE			
2868HC	2'-8" x 6'-8"	SOLID WOOD	3
3068HC	3'-0" x 6'-8"	SOLID WOOD	2
3068SC	3'-0" x 6'-8"	SOLID WOOD	2
GARAGE			
16070GD	16'-0" x 7'-0"	STEEL	1

NOTES:

(N) WINDOW SCHEDULE

SYM	SIZE	TYPE	QTY.
HOUSE			
2030SH	2'-0" x 3'-0"	SINGLE HUNG SOLID WOOD	2
3030SH	3'-0" x 3'-0"	SINGLE HUNG SOLID WOOD	4
4010SL	4'-0" x 1'-0"	SLIDER SOLID WOOD	1
5030SL	5'-0" x 3'-0"	SLIDER SOLID WOOD	5
GARAGE			

NOTES:

1. WINDOWS TO BE DOUBLE GLASS. U-VALUE=0.28 (NFRC), SHGC-VALUE=0.21 (NFRC)
2. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED, ETC) BY A MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES. MULTI-PANE ASSEMBLIES SHALL BE IDENTIFIED PER CRC R308.1. [CRC R308.1]

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
CELL (562) 879-3756
TEL (562) 438-4595
www.wcdrafting.com
fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

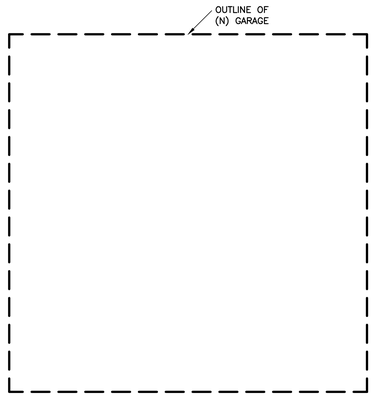
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

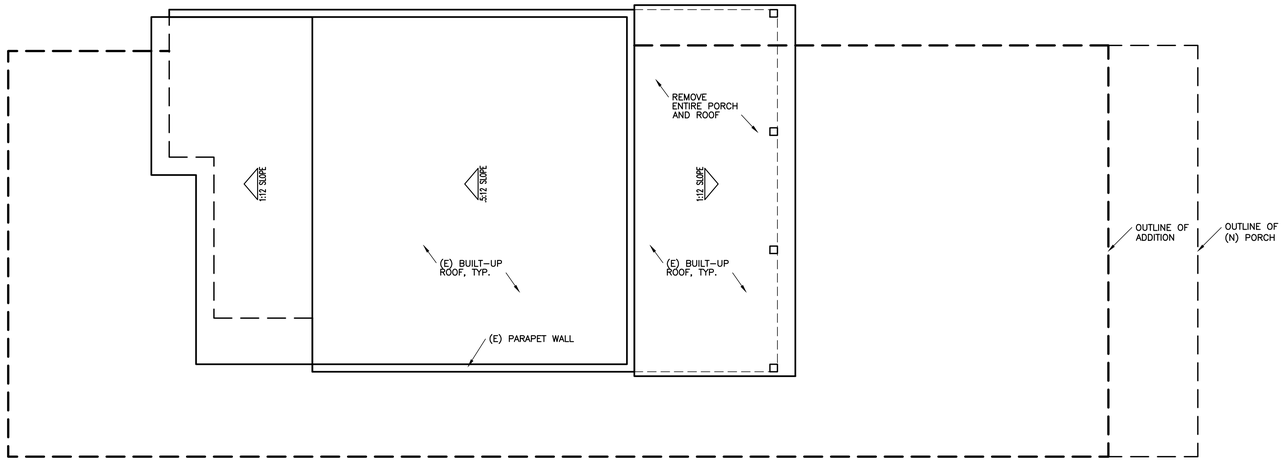
Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, said third party shall hold Westcoast Drafting harmless.

initials				
revisions				
date				

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-05
of 10





NORTH

EXISTING - DEMOLITION ROOF PLAN

⅛"=1'-0"

4' 0' 4' 8' 16'
½" 0" ½" 1" 2"

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 439-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

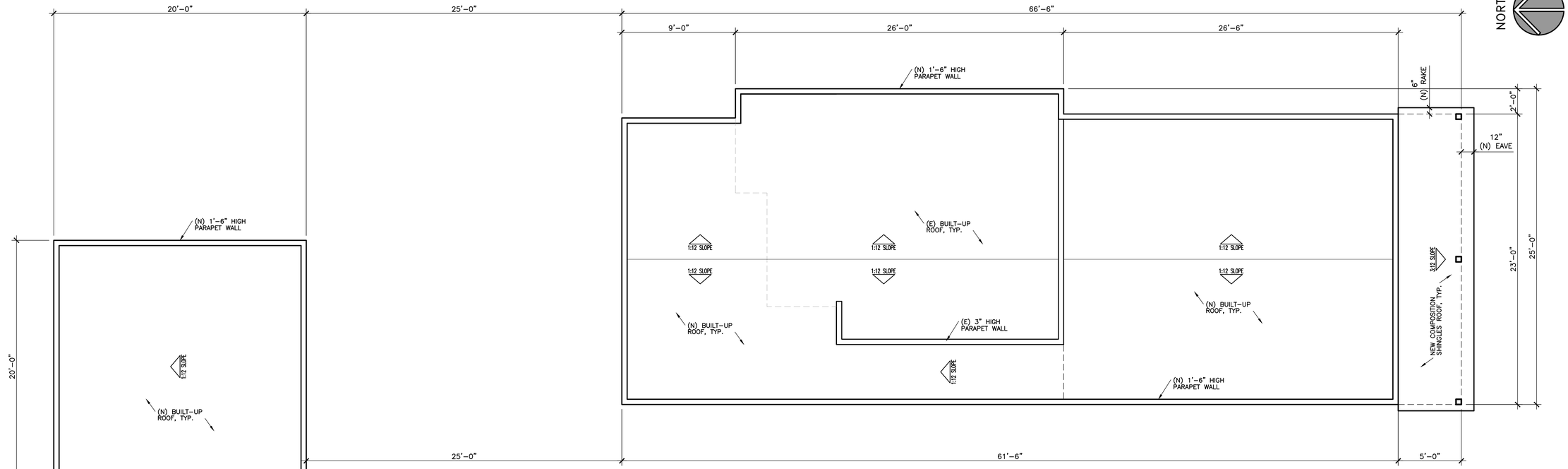
DESIGNER OF RECORD
FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials				
revisions				
date				

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-06
of 10



NEW ROOF PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'
1/2" 0" 1/2" 1" 2"

GARAGE & ADDITION ROOFING MATERIAL:

MANUFACTURER: GAF MATERIAL CORPORATION
TYPE: GAFGLAS #75 BASE SHEET
APPROVAL: ICC-ES ESR 1274
ROLL WEIGHT: 68 LBS/SQ.
CLASS: A

INSTALL BUILT-UP OVER 1-#30 LB FELT.
ALTERNATE: GAF LEATH BACK

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PORCH ROOFING MATERIAL:

MANUFACTURER: GAF MATERIALS CORP.
TYPE: TIMBERLINE 40 ULTRA SHINGLES
COLOR: TO BE SELECTED
APPROVAL: ICC ESR NUMBER: 1475

INSTALL SHINGLES OVER 1-#30 LB FELT
ALTERNATE: GAF LEATH BACK

CLASS "A" COMPOSITION SHINGLES OVER
1 LAYER 30lb FELT TYP. U.L. CLASS 'A'
FIRE RESISTANCE U.L. 790, WIND RESISTANCE
ASTM D 3462, ASTM D3018 TYPE 1.
INSTALLED PER MANUF. SPECS.

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 439-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD
FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials				
revisions				
date				

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-07
of 10

COLOR AND MATERIAL SCHEDULE

◇1 NEW SIDING:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE PLANK, SMOOTH
- COLOR: BENJAMIN MOORE CSP–725

◇2 NEW FASCIA BOARD:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE CSP–725

◇3 NEW WINDOW & DOOR TRIM:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE BLACK HC–190

◇4 NEW GUTTER:
- MANUFACTURER: SPECTRA METALS
- TYPE: 5" GUTTER
- COLOR: IRON GRAY

◇5 NEW PORCH SHINGLE ROOF:
- MANUFACTURER: GAF MATERIALS CORP.
- TYPE: TIMBERLINE 40 ULTRA SHINGLES
- COLOR; CHARCOAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

◇6 NEW WINDOWS:
- MANUFACTURER: JELD WEN
- TYPE: REFER TO WINDOW SCHEDULE, DUAL PANE
- MATERIAL: SOLID WOOD
- COLOR: WHITE

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

◇7 NEW ENTRY DOOR:
- MANUFACTURER: JELD WEN
- MODEL: ARCHITECTURAL COLLECTION
- MATERIAL: SOLID WOOD
- COLOR: BENJAMIN MOORE BURNT EMBER CSP–120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

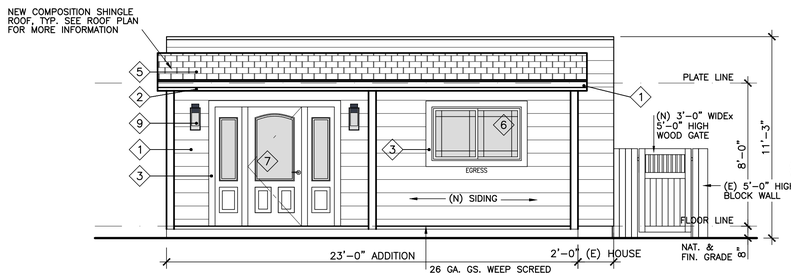
◇8 NEW GARAGE DOOR:
- MANUFACTURER: WAYNE–DALTON
- STYLE: SONOMA RANCH ARCH STOCKTON IV
- MATERIAL: STEEL
- COLOR: BENJAMIN MOORE BURNT EMBER CSP–120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

◇9 NEW EXTERIOR LIGHTING:
- MANUFACTURER: VISUAL COMFORT & CO.
- STYLE: 8721101–12: LARGE ONE LIGHT OUTDOOR WALL LANTERN
- COLOR: BLACK

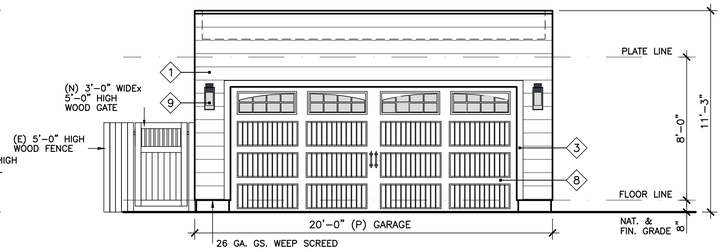
ALL LED LIGHTS NOT TO HAVE COLOR TEMPERATURE OF MORE THAN 2,700 KELVIN

INSTALL PER MANUFACTURER'S SPECIFICATIONS.



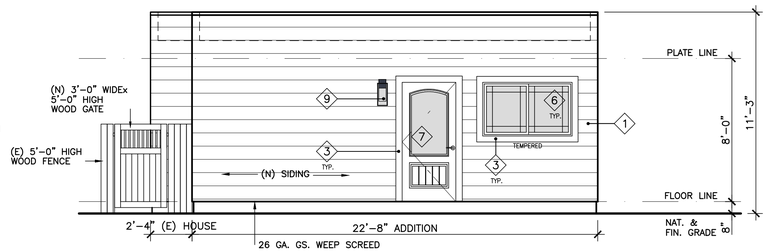
SOUTH ELEVATION
HOUSE

¼"=1'–0"



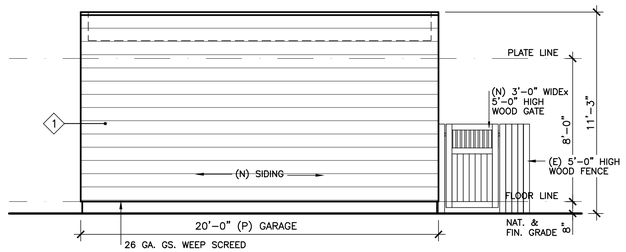
SOUTH ELEVATION
GARAGE

¼"=1'–0"



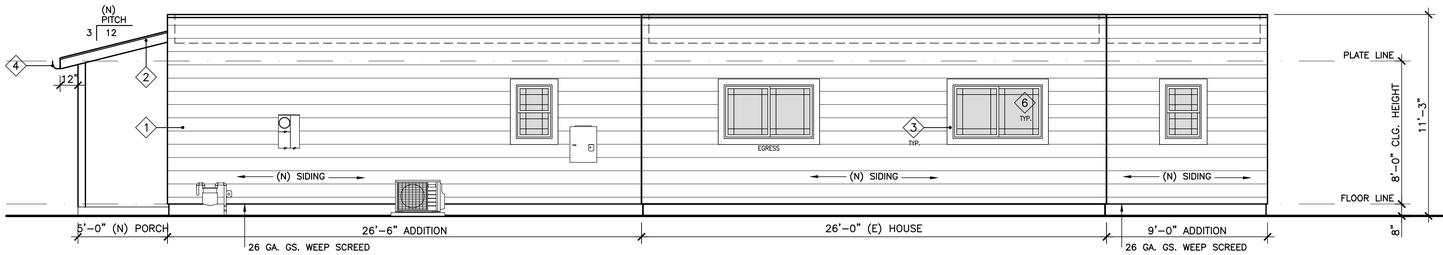
NORTH ELEVATION
HOUSE

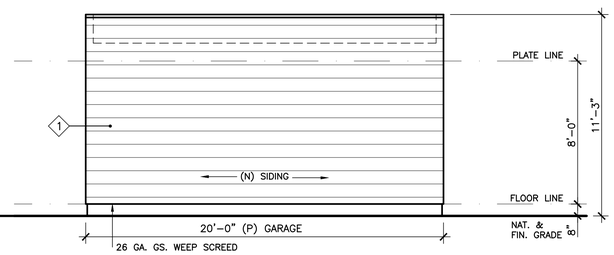
¼"=1'–0"



NORTH ELEVATION
GARAGE

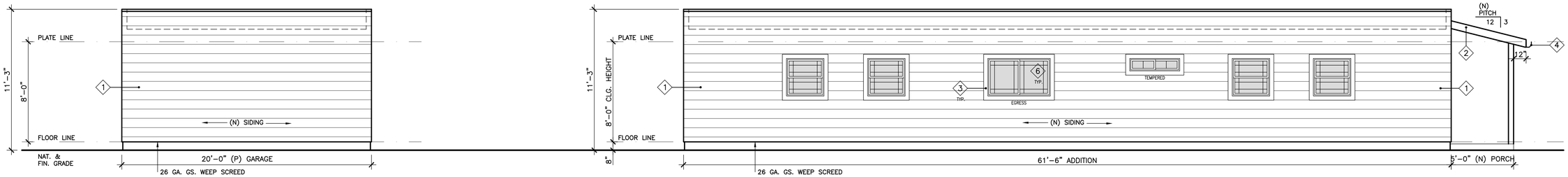
¼"=1'–0"





EAST ELEVATION
HOUSE/GARAGE

¼"=1'–0"



EAST ELEVATION
HOUSE/GARAGE

¼"=1'–0"

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, said third party shall hold Westcoast Drafting harmless.

initials	revisions	date

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-08
of 10

1174

COLOR AND MATERIAL SCHEDULE

◇1 NEW SIDING:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE PLANK, SMOOTH
- COLOR: BENJAMIN MOORE CSP–725

◇2 NEW FASCIA BOARD:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE CSP–725

◇3 NEW WINDOW & DOOR TRIM:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE BLACK HC–190

◇4 NEW GUTTER:
- MANUFACTURER: SPECTRA METALS
- TYPE: 5" GUTTER
- COLOR: IRON GRAY

◇5 NEW PORCH SHINGLE ROOF:
- MANUFACTURER: GAF MATERIALS CORP.
- TYPE: TIMBERLINE 40 ULTRA SHINGLES
- COLOR; CHARCOAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

◇6 NEW WINDOWS:
- MANUFACTURER: JELD WEN
- TYPE: REFER TO WINDOW SCHEDULE, DUAL PANE
- MATERIAL: SOLID WOOD
- COLOR: WHITE

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

◇7 NEW ENTRY DOOR:
- MANUFACTURER: JELD WEN
- MODEL: ARCHITECTURAL COLLECTION
- MATERIAL: SOLID WOOD
- COLOR: BENJAMIN MOORE BURNT EMBER CSP–120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

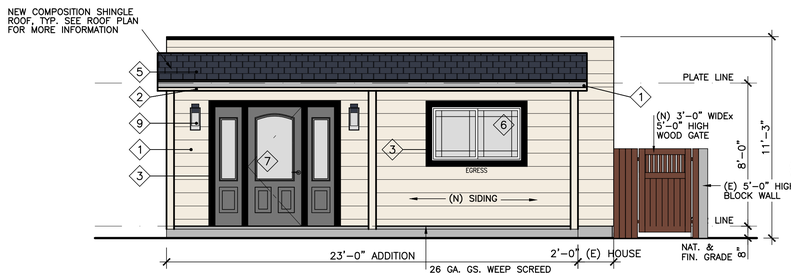
◇8 NEW GARAGE DOOR:
- MANUFACTURER: WAYNE–DALTON
- STYLE: SONOMA RANCH ARCH STOCKTON IV
- MATERIAL: STEEL
- COLOR: BENJAMIN MOORE BURNT EMBER CSP–120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

◇9 NEW EXTERIOR LIGHTING:
- MANUFACTURER: VISUAL COMFORT & CO.
- STYLE: 8721101–12: LARGE ONE LIGHT OUTDOOR WALL LANTERN
- COLOR: BLACK

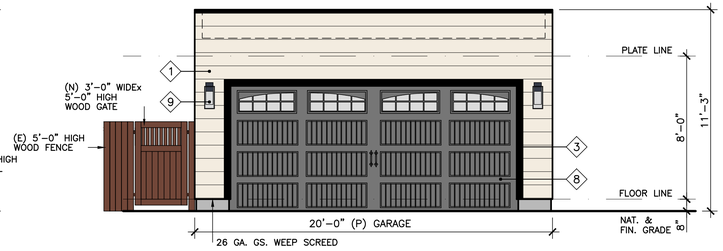
ALL LED LIGHTS NOT TO HAVE COLOR TEMPERATURE OF MORE THAN 2,700 KELVIN

INSTALL PER MANUFACTURER'S SPECIFICATIONS.



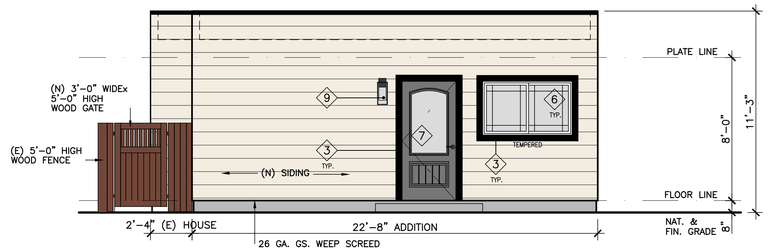
SOUTH ELEVATION
HOUSE

¼"=1'–0"



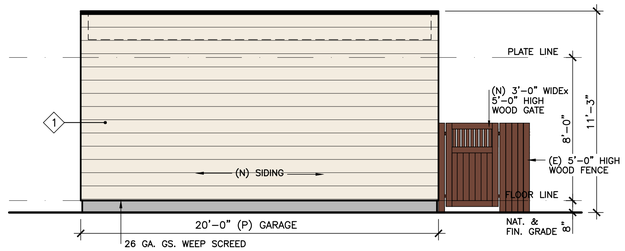
SOUTH ELEVATION
GARAGE

¼"=1'–0"



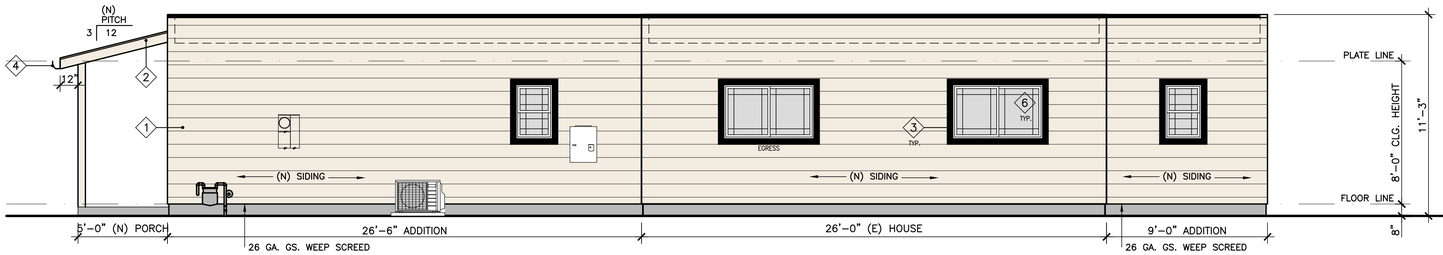
NORTH ELEVATION
HOUSE

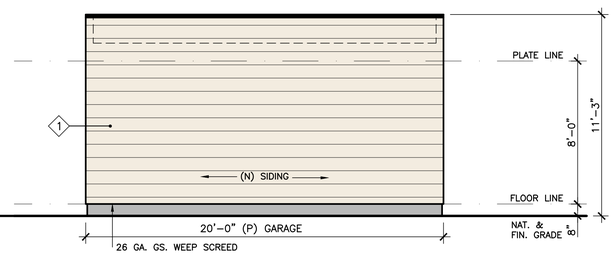
¼"=1'–0"



NORTH ELEVATION
GARAGE

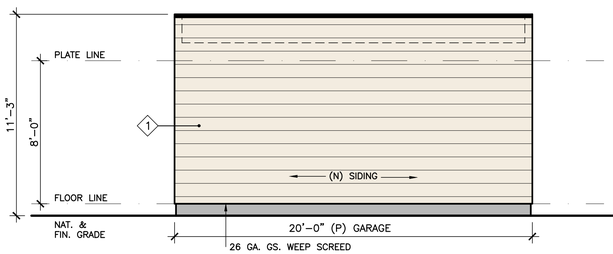
¼"=1'–0"

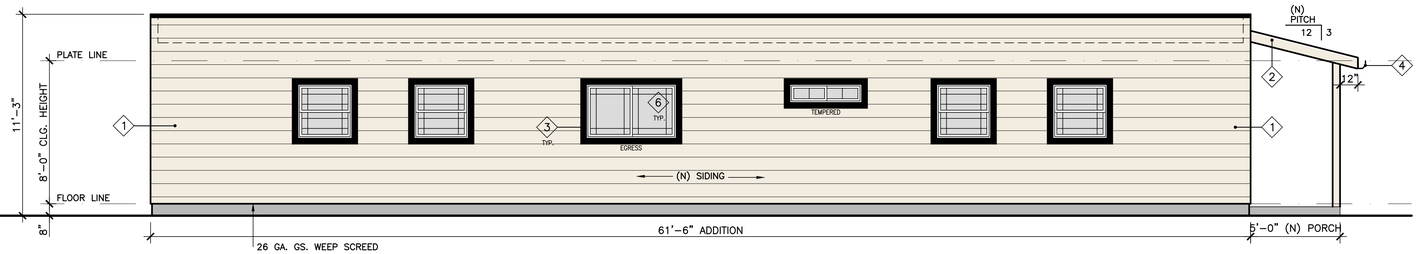




EAST ELEVATION
HOUSE/GARAGE

¼"=1'–0"





EAST ELEVATION
HOUSE/GARAGE

¼"=1'–0"

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
CELL (562) 879-3756
TEL (562) 438-4595
www.wcdrafting.com
fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

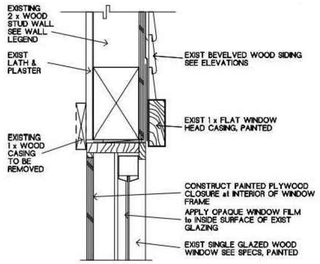
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, said third party shall hold Westcoast Drafting harmless.

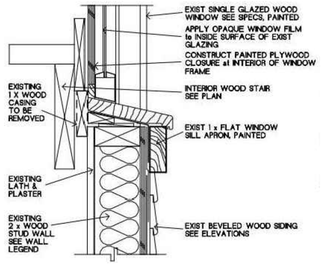
initials	revisions	date

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-09
of 10

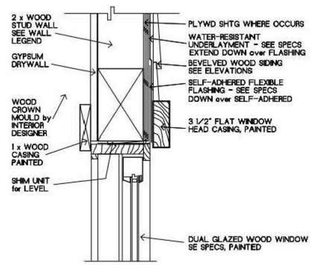


WINDOW HEAD

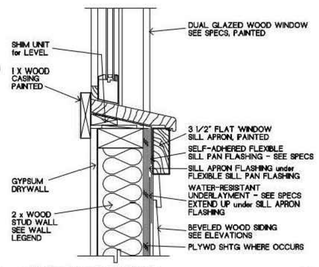


WINDOW SILL

TYPICAL INTERIOR TREATMENT AT EXISTING WINDOW



WINDOW HEAD



WINDOW SILL

TYPICAL PROPOSED WINDOW HEAD AND SILL

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home's exterior. With a variety of colors, textures, and sizes, you'll discover a Hardie® Plank style that transforms your home's aesthetic.





Hardie® Plank
Smooth

Hardie® Plank
Select Cedarmill®

COLOR: BENJAMIN MOORE CSP-725

Hardie® Plank
Beaded Smooth

Hardie® Plank
Beaded Select Cedarmill®

Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.

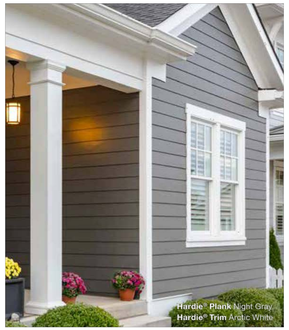


Hardie® Trim
Rustic Grain



Hardie® Trim
Smooth

COLOR: BENJAMIN MOORE BLACK HC-190



11/25/25, 3:00 PM Architectural™ Collection Fiberglass Exterior Doors: 3/4 View Mahogany Camber Top 2-Panel Glass Panel | Reliable and Energ...

JELD-WEN

(/en-us)

Architectural™ Collection Fiberglass Exterior Door: 3/4 View Mahogany Camber Top 2-Panel Glass Panel

Model Overview



PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
6 Finish Options
26 Paint Options

GLASS
Decorative and energy efficient.

CONSTRUCTION
Architectural Construction
Plugless Frame Clip Assembly

MATERIALS
1 Woodgrain Option

Chat available if cookies enabled. Update preferences.

COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

11/25/25, 2:59 PM Custom Wood Windows: Sliding | Reliable and Energy Efficient Doors and Windows | JELD-WEN Windows & Doors



PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
27 Exterior Colors
11 Interior Colors
8 Interior Finish Options

SCREEN & TRIM OPTIONS
1 Insect Screen
9 Exterior Trim Options
5 Interior Trim Options

FRAME OPTIONS
Integral Nailing Fin
Block Frame/Replacement

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 5 finishes

MATERIALS
8 Wood Options

MIN/MAX SIZING
Min Width: 35-1/2" (2-Panel)
Min Height: 23-1/2" (2-Panel)
Max Width: 71-1/2" (2-Panel)
Max Height: 59-1/2" (2-Panel)

COLOR: WHITE

PRICING

Many options will influence the price of your window.
To get an estimate, contact your JELD-WEN dealer.

Chat available if cookies enabled. Update preferences.

Fascia Boards, Windows and Door trims



James Hardie, Trim boards 2x10 for fascia and 1x3.5 for trim

Color Benjamin Moore CSP-725.

https://www.homedepot.com/p/2-in-x-10-in-x-16-ft-ESLP-Primed-Finger-Joint-S1S2E-Fascia-Softwood-Boards-21016VFJP/329551090?source=shoppingads&locale=en-US&pla&mtc=SHOPPING-BF-CDP-GGL-D21-021_005_BOARDS-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-BidTest&cm_mmc=SHOPPING-BF-CDP-GGL-D21-021_005_BOARDS-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-BidTest-20613339735--&gad_source=1&gad_campaignid=20622727579&gbraid=0AAAADq61Ue0Z00WBkTYL5Uj9X8GXfMqY&gclid=CjwKCAjwo4rCBhAbEiwAxhJlCeGwuNX4X5LPHpb4GDA_pL0IJ7uB2-b9fbNP22M1Xc6kojvjcHQ3kBoCb14QAvD_BwE&gclsrc=aw.ds#overlay

5" Gutter Metal,



https://www.homedepot.com/p/Amerimax-Home-Products-5-in-x-10-ft-Black-Aluminum-K-Style-Gutter-2400635120/323832638

Garage Door





Waune Dalton, Sonoma Ranch Arch Stockton IV, color Benjamin Moore Burnt Ember CSP-120

https://www.homedepot.com/p/Clopay-Gallery-Steel-Long-Panel-16-ft-x-7-ft-Insulated-18-4-R-Value-White-Garage-Door-with-Arch-Windows-GR2LU-SW-GRLA1/204598417?g_store=&source=shoppingads&locale=en-US&pla&mtc=SHOPPING-BF-CDP-GGL-D30-030_030_GARAGE_DOORS-NA-NA-NA-PLALIA-NA-NA-NA-NA-NBR-NA-NA-NEW-NA&cm_mmc=SHOPPING-BF-CDP-GGL-D30-030_030_GARAGE_DOORS-NA-NA-NA-PLALIA-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-1902391916-71906175338-2590389583112&gad_source=1&gad_campaignid=1902391916&gbraid=0AAAADq61UeVvPSVcc9HNwjjXDpsO7qTG&gclid=CjwKCAjwo4rCBhAbEiwAxhJlCVtd5v0VZJiEw8bSm49UZjRuKJas95AD6BKgj-AuAZ9m8ykm_qzGnBoCSXQQAvD_BwE&gclsrc=aw.ds

Shingle Roof



GAF Materials Corp.

Timberline 40 Ultra Shingles Charcoal color

https://www.homedepot.com/p/GAF-Timberline-Natural-Shadow-Charcoal-Algae-Resistant-Architectural-Shingles-33-33-sq-ft-per-Bundle-0601180/100658149

VISUAL COMFORT & CO.

8731101-12: Large One Light Outdoor Wall Lantern



Dimensions:

Width: 8.0"
Height: 17.12"
Extends: 9.5'
Wire: 6.5" (color:Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium ST19 75.0w Max. 120v Not included

Features:
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (VADO_OD_WALL)
Trilingual (English, Spanish, and French) (8531101 8631101 8731101 8831101)

Collection: Vado
UPC #: 785652125768
Finish: Black (12)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear	1				8.75	5.0				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6.0	6.0	0.75		2.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8531101-12	1	785652125768	20.8	11.4	10.3	1.41	5.15	0	Yes
Master Pack	8731101-12	0	1078565125765							No
NJ Pallet		56		48.0	40.0	77.0	85.56	288.4		No
NV Pallet		56		48.0	40.0	77.0	85.56	288.4		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co., In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

MATERIAL LIST

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD
FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

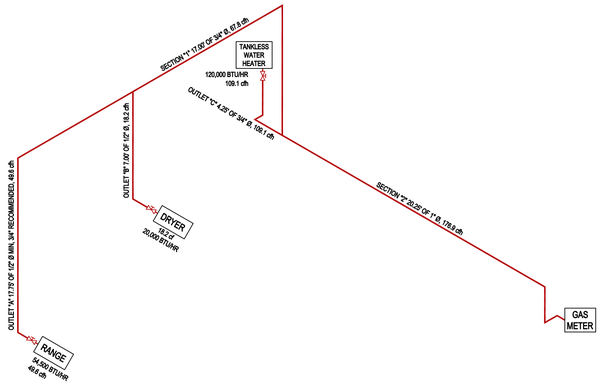
Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials | revisions | date

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-10
of 10

1176



NATURAL GAS ISOMETRIC
PER TABLE 1215.2 (1) OF 2022 CPC

LEGEND

ASTM A254 COMPLIANT STEEL TUBING.

0 1' 2' 6' 15'

NOTES:
1. THE SINGLE FAMILY RESIDENCE THE MAXIMUM DEVELOPED LENGTH MEASURED FROM GAS METER TO THE FARTHEST GAS OUTLETS IS 55.0 FT.
2. PROVIDE TRACER WIRE AND 18" MINIMUM COVER FOR UNDERGROUND NON-METALLIC PIPE, IF USED.
3. STEEL, STAINLESS STEEL, AND WROUGHT-IRON PIPE SHALL BE AT LEAST SCHEDULE 40 AND SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF ASME B36.10M AND ONE OF THE FOLLOWING:
   ASTM A53
   ASTM A106
   ASTM A312 {NFPA 54:5.6.2.2}

405 E TOLUCA AVE NATURAL GAS CALCS

GAS RANGE	54500 BTU/hr	1100	49.55 cf
GAS DRYER	20000 BTU/hr	1100	18.18 cf
TANKLESS WATER HEATER	120000 BTU/hr	1100	109.09 cf

	MAX LENGTH	CONSUMPTION	MIN DIAMETER
OUTLET "A"	55.0	49.55 cf	3/4" DIAMETER
OUTLET "B"	55.0	18.18 cf	1/2" DIAMETER
SECTION "1"	55.0	67.73 cf	1" DIAMETER
OUTLET "C"	55.0	109.09 cf	1/2" DIAMETER
SECTION "2"	55.0	176.82 cf	1" DIAMETER

TABLE 1215.2(1)
SCHEDULE 40 METALLIC PIPE [NFPA 54: TABLE 6.2.1(b)][1, 2]

									GAS:	NATURAL				
									INLET PRESSURE:	LESS THAN 2 psi				
									PRESSURE DROP:	0.5 in. w.c.				
									SPECIFIC GRAVITY:	0.60				
	PIPE SIZE (inch)													
NOMINAL:	½	¾	1	1¼	1½	2	2½	3	4	5	6	8	10	12
ACTUAL ID:	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	6.065	7.981	10.020	11.938
LENGTH (feet)	CAPACITY IN CUBIC FEET OF GAS PER HOUR													
10	172	360	678	1390	2090	4020	6400	11 300	23 100	41 800	67 600	139 000	252 000	399 000
20	118	247	466	957	1430	2760	4400	7780	15 900	28 700	46 500	95 500	173 000	275 000
30	95	199	374	768	1150	2220	3530	6250	12 700	23 000	37 300	76 700	139 000	220 000
40	81	170	320	657	985	1900	3020	5350	10 900	19 700	31 900	65 600	119 000	189 000
50	72	151	284	583	873	1680	2680	4740	9660	17 500	28 300	58 200	106 000	167 000
60	65	137	257	528	791	1520	2430	4290	8760	15 800	25 600	52 700	95 700	152 000
70	60	126	237	486	728	1400	2230	3950	8050	14 600	23 600	48 500	88 100	139 000
80	56	117	220	452	677	1300	2080	3670	7490	13 600	22 000	45 100	81 900	130 000
90	52	110	207	424	635	1220	1950	3450	7030	12 700	20 600	42 300	76 900	122 000
100	50	104	195	400	600	1160	1840	3260	6640	12 000	19 500	40 000	72 600	115 000
125	44	92	173	355	532	1020	1630	2890	5890	10 600	17 200	35 400	64 300	102 000
150	40	83	157	322	482	928	1480	2610	5330	9650	15 600	32 100	58 300	92 300
175	37	77	144	296	443	854	1360	2410	4910	8880	14 400	29 500	53 600	84 900
200	34	71	134	275	412	794	1270	2240	4560	8260	13 400	27 500	49 900	79 000
250	30	63	119	244	366	704	1120	1980	4050	7320	11 900	24 300	44 200	70 000

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm, 1 cubic foot per hour = 0.0283 m^3/h, 1 pound-force per square inch = 6.8947 kPa, 1 inch water column = 0.249 kPa

Notes:
[1] Table entries are rounded to 3 significant digits.
[2] NA means a flow of less than 10 ft3/h (0.283 m^3/h).

PROJECT ADDRESSES:
405 E TOLUCA AVE
ORANGE, CA 92866

GENERAL CONTRACTOR:
-
-
-

PROJECT:
NEW SINGLE FAMILY RESIDENCE & JR ADU

OWNER:
GARABET & SALBI BAGHDASARIAN

STRUCTURAL ENGINEER:
-

REV.	DESCRIPTION	DATE
0	FIRST SUBMITTAL	07/06/2025
1	CORRECTIONS	11/29/2025

PHASE:
CONSTRUCTION DOCUMENTS

DRAWN & CALCULATED BY:
José Eduardo González
2907 Buckingham Rd
Los Angeles CA 90016
Phone 310 384 8766
goeduardo@gmail.com

DATE:
NOVEMBER 29TH, 2025

TITLE:
PROPOSED NATURAL GAS ISOMETRIC & SUPPLY LINE SIZING CALCULATION

JOB NO.: 00180

SHEET NO.:
PG-01

Plot date: 11.29.2025 Drawing name: 3617-405 E Toluca Ave-041525 MOD 2.dwg

1177

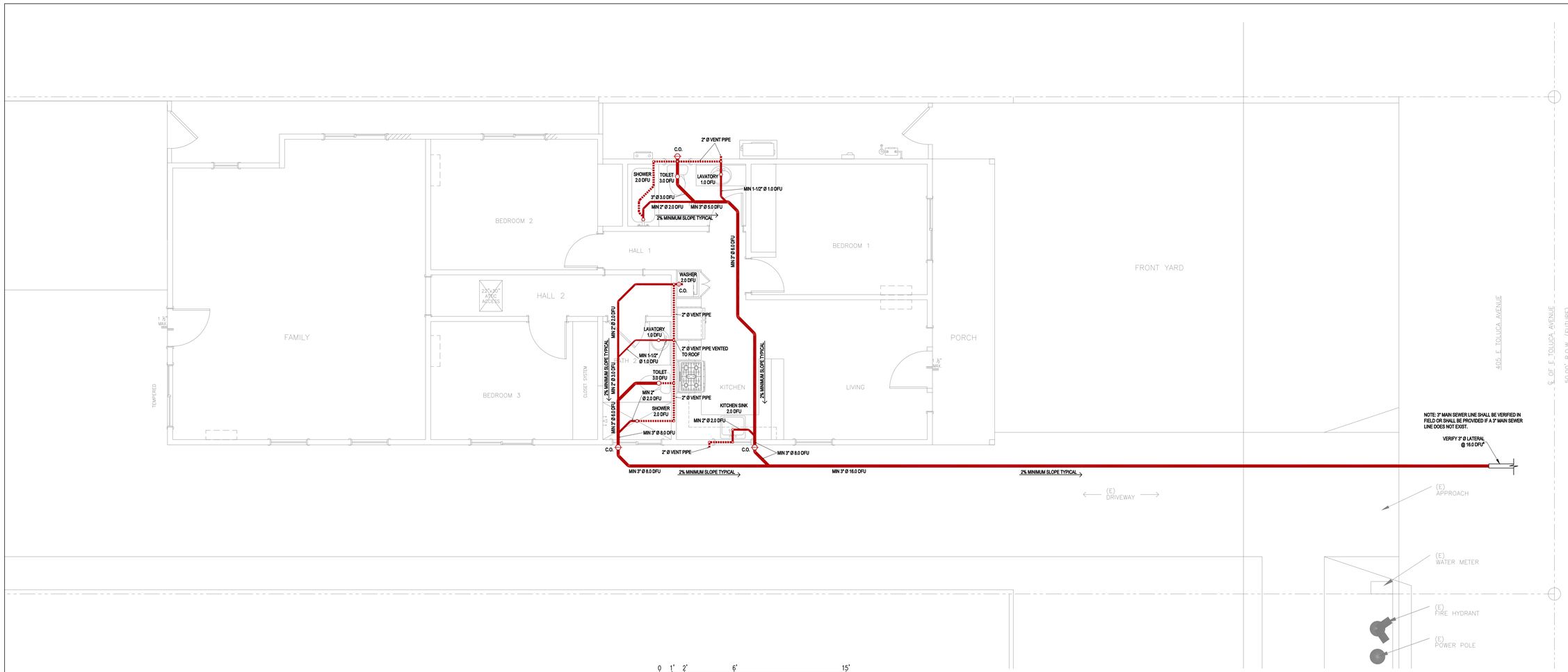




TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1 1/4	1 1/2	2	3	4	5	6	8	10	12
Maximum Units										
Drainage Piping[1]										
Vertical	1	2[2, 7]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1[7]	8[3]	35[4]	216[5]	428[5]	720[5]	2640[5]	4680[5]	8200[5]
Maximum Length										
Drainage Piping										
Vertical, (feet)	45	65	85	212	300	390	510	750	—	—
Horizontal (unlimited)										
Vent Piping										
Horizontal and Vertical[6]										
Maximum Units	1	8[3]	24	84	256	600	1380	3600	—	—
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm

Notes:

1 Excluding trap arm.

2 Except for sinks, urinals, and dishwashers - exceeding 1 fixture unit.

3 Except for six-unit traps or water closets.

4 Not to exceed five water closets or five six-unit traps.

5 Based on 1/4 inch per foot (20.8 mm/m) slope. For 1/8 of an inch per foot (10.4 mm/m) slope, multiply horizontal fixture units by a factor of 0.8.

6 The diameter of an individual vent shall be not less than 1 1/4 inches (32 mm) nor less than one-half the diameter of the drain to which it is connected. Fixture unit load values for drainage and vent piping shall be computed from Table 702.1 and Table 702.2. Not to exceed one-third of the total permitted length of a vent shall be permitted to be installed in a horizontal position. Where vents are increased one pipe size for their entire length, the maximum length limitations specified in this table do not apply. This table is in accordance with the requirements of Section 901.3.

7 Up to 8 public lavatories are permitted to be installed on a 1 1/2 inch (40 mm) vertical branch or horizontal sanitary branch sloped at 1/4 inch per foot (20.8 mm/m).

FIXTURE TABLE				
QUANTITY	FIXTURE	MIN TRAP SIZE	UNIT VALUES	SUBTOTAL
1	Clothes Washer	2"	2.0 DFU	2.0 DFU
2	Bathroom Lavatory	1-1/4"	1.0 DFU	2.0 DFU
2	Toilet	3"	3.0 DFU	6.0 DFU
2	Shower	2"	2.0 DFU	4.0 DFU
1	Kitchen Sink	1-1/2"	2.0 DFU	2.0 DFU
0	Dishwasher	1-1/2"	2.0 DFU	0.0 DFU
	TOTAL			16.0 DFU

LEGEND

ABS SCHEDULE 40 SEWER PIPE

ABS SCHEDULE 40 VENT PIPE

ABS SCHEDULE 40 CLEAN OUT

NOTES:

1. THE TOTAL DFU'S SHALL CONFORM TO THE REQUIREMENTS OF TABLE 703.2, 2022 CPC.
2. SEE FIXTURE TABLE FOR MINIMUM TRAP SIZING.

MAXIMUM PIPE LENGTH = 92'

PROJECT ADDRESSES:

405 E TOLUCA AVE
ORANGE, CA 92866

GENERAL CONTRACTOR:

-

-

-

PROJECT:

NEW SINGLE FAMILY RESIDENCE & JR ADU

OWNER:

GARABET & SALBI BAGHDASARIAN

STRUCTURAL ENGINEER:

-

REV.	DESCRIPTION	DATE
0	FIRST SUBMITTAL	07/06/2025
1	CORRECTIONS	11/29/2025

PHASE:

CONSTRUCTION DOCUMENTS

DRAWN & CALCULATED BY:

José Eduardo González

2907 Buckingham Rd
Los Angeles CA 90016
Phone 310 384 8766
goeduardo@gmail.com

DATE:

NOVEMBER 29TH, 2025

TITLE:

PROPOSED SEWER LINE SIZING PLAN & CALCULATION

JOB NO.: 00180

SHEET NO.:

PS-01

Plot date: 11.29.2025 Drawing name: 3617-405 E Toluca Ave-041525 MOD 2.dwg

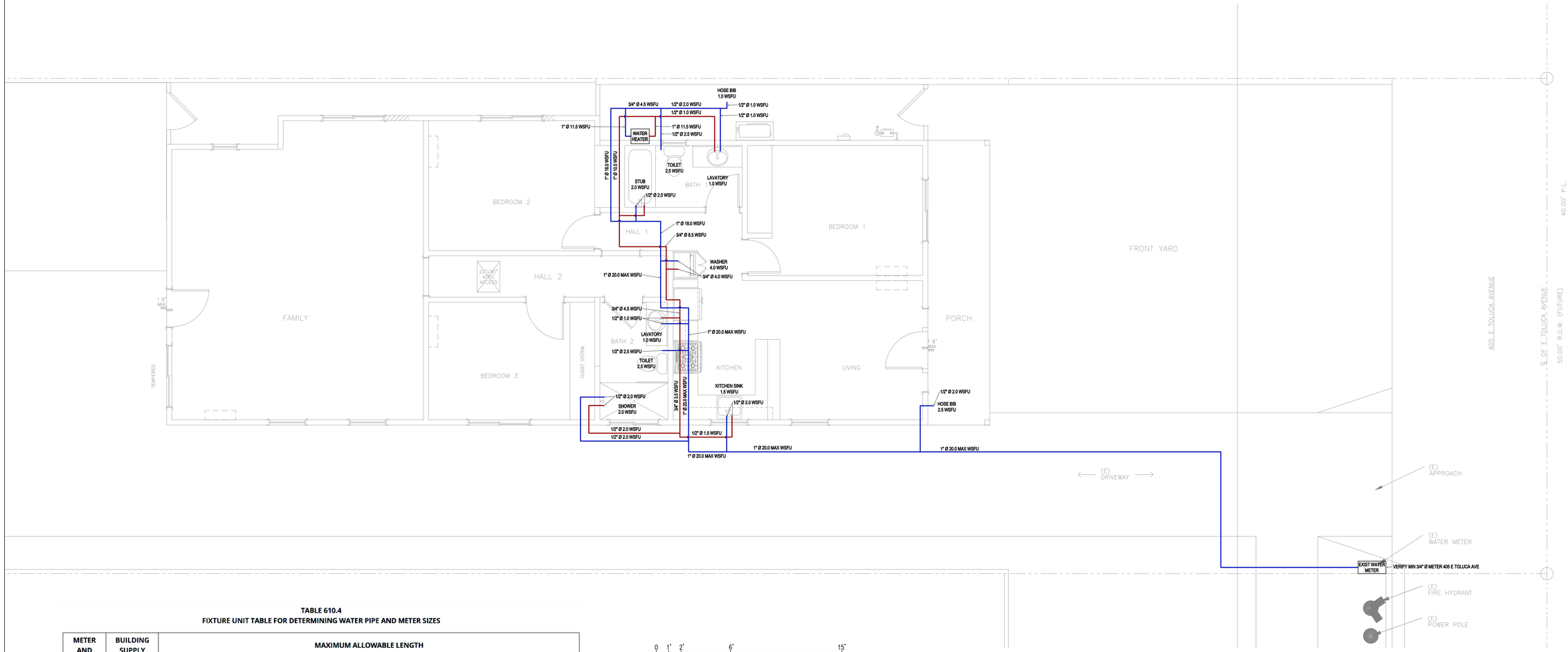


TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (inches)	BUILDING SUPPLY AND BRANCHES (inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE — 46 to 60 psi[1]																
3/4	1/2[2]	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
3/4	3/4	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
3/4	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
3/4	1 1/4	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1 1/4	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1 1/2	1 1/4	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1 1/2	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1 1/2	1 1/2	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1 1/2	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1 1/2	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2 1/2	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

0 1' 2' 6' 15'

LEGEND

COLD WATER ASTM-B88 COPPER PIPE

HOT WATER ASTM-B88 COPPER PIPE

NOTES:
THE DESIGN OF THE HOME ADDITIONS WATER SUPPLY AND DISTRIBUTION SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 6 OF 2022 CPC AND THE FOLLOWING:

1. THE WATER SUPPLY AND DISTRIBUTION SYSTEM'S NEW CALCULATIONS FOR SIZING OF AVAILABLE WATER PRESSURE FOR FRICTION LOSS AND PIPE SIZING ARE SUBMITTED AND EXISTING PIPE SIZES MAY BE REPLACED TO ACCOMMODATE THE NEW COMBINED REQUIRED CAPACITIES.
2. CALCULATION FOR THE SITE'S AVAILABLE WATER PRESSURE FOR FRICTION LOSS (PSI/100 FT.), PIPE SIZING CRITERIA 8 FPS MAXIMUM FOR CW, 5 FPS MAXIMUM FOR HW SHALL USE THE 20122 CPC, SECTION 610.0 WITHBLE 610.4 OR 2019 CP 20122 CPC, SECTION 610.0 WITHBLE 610.4 OR 2019 CPC, APPENDIX "A" RECOMMENDED RULES FOR SIZING THE WATER SUPPLY SYSTEM. CPC.

HOUSE WATER PIPING CALCULATION

FIXTURE TABLE			
1	Clothes Washer	4.0 WSFU	4.0 WSFU
2	Bathroom Lavatory	1.0 WSFU	2.0 WSFU
2	Toilet 1.6 Gal Flush	2.5 WSFU	5.0 WSFU
2	Shower	2.0 WSFU	4.0 WSFU
1	Kitchen Sink	1.5 WSFU	1.5 WSFU
0	Dishwasher	1.5 WSFU	0.0 WSFU
1	Hose Bib	2.5 WSFU	2.5 WSFU
1	Hose Bib	1.0 WSFU	1.0 WSFU
	TOTAL		20.0 WSFU

MAX DISTANCE	165
WORKING PSI	60
ELEVATION CHANGE	10
MAX WSFU	20.0 WSFU
REQUIRED METER	3/4"
SUPPLY LINE	1

PIPE DIAMETER	CAPACITY
1"	28.0 WSFU
3/4"	11.0 WSFU
1/2"	3.0 WSFU

PROJECT ADDRESSES:

405 E TOLUCA AVE
ORANGE, CA 92866

GENERAL CONTRACTOR:

-

-

-

PROJECT:

NEW SINGLE FAMILY RESIDENCE & JR ADU

OWNER:

GARABET & SALBI BAGHDASARIAN

STRUCTURAL ENGINEER:

-

REV.	DESCRIPTION	DATE
0	FIRST SUBMITTAL	07/06/2025
1	CORRECTIONS	11/29/2025

PHASE:

CONSTRUCTION DOCUMENTS

DRAWN & CALCULATED BY:

José Eduardo González

2907 Buckingham Rd
Los Angeles CA 90016
Phone 310 384 8766
goeduardo@gmail.com

DATE:

NOVEMBER 29TH, 2025

TITLE:

PROPOSED WATER SUPPLY LINE SIZING PLAN & CALCULATION

JOB NO.: 00180

SHEET NO.:

PW-01

Plot date: 11.29.2025 Drawing name: 3617-405 E Toluca Ave-041525 MOD 2.dwg

S T U D I O B E R Z U N Z A
5000 BIRCH ST. STE. 3000
NEWPORT BEACH CA 92660

LANDSCAPE PLANS

T O L U C A R E S I D E N C E
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

Studio BERZUNZA

DIGALERT
SECTION 4216.4(D) OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

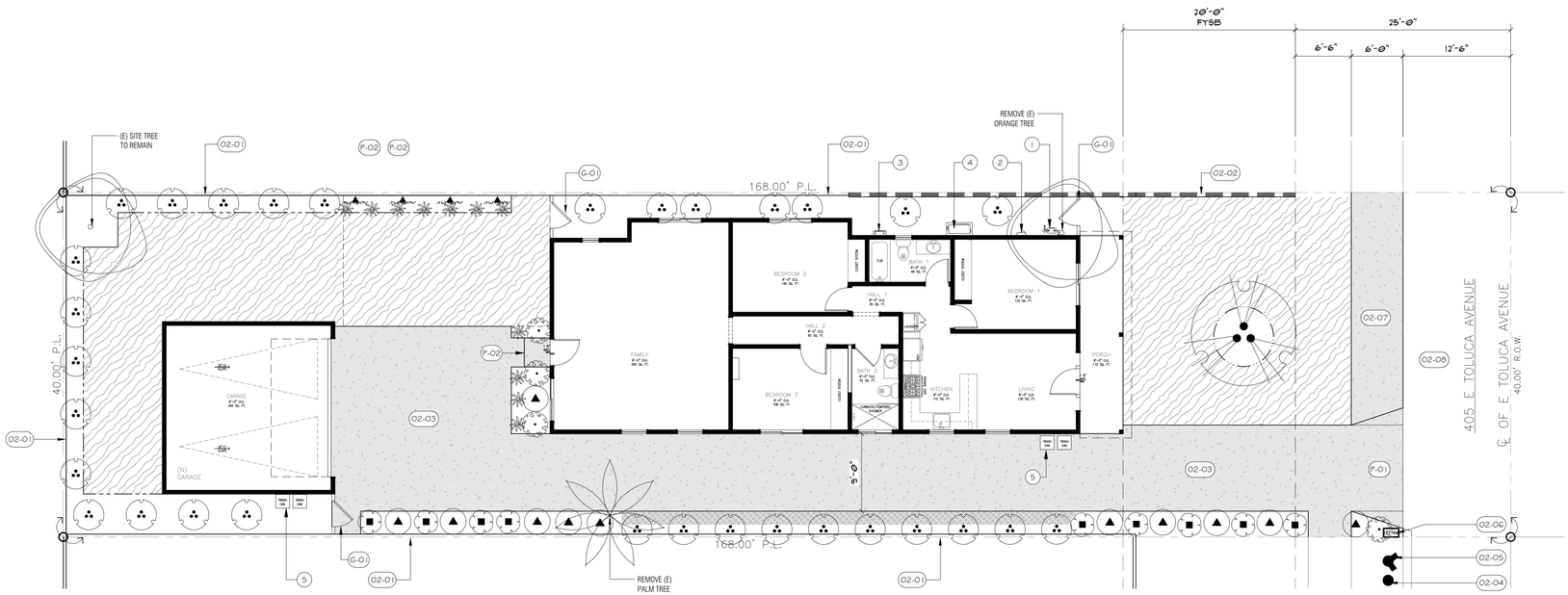
© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
COVER SHEET

CS 000

DATE: 6-24-25
REV:11-29-25

1180



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	GAS METER. BY OTHERS *REF. TO ARCH'S PLAN
2	ELECT. PANEL BY OTHERS *REF. TO ARCH'S PLAN
3	THANKLESS W/H BY OTHERS *REF. TO ARCH'S PLAN
4	MINI SPLIT BY OTHERS *REF. TO ARCH'S PLAN
5	TRASH BINS

02 EXISTING CONDITIONS

02-01	(E) 5'-0" HT WOOD FENCE TO REMAIN
02-02	(E) 3' HT BLOCK WALL TO REMAIN
02-03	(E) DRIVEWAY TO REMAIN
02-04	(E) POWER POLE
02-05	(E) FIRE HYDRANT
02-06	(E) WATER METER
02-07	(E) CONC. TO REMAIN
02-08	(E) PAVING REF. TO ARCH'S PLANS

GATE

G-01	SITE GATE BY OTHERS *REF. TO ARCH'S PLAN

PAVING

P-01	PROPOSED APPROACH BY OTHERS *REF. TO ARCH'S PLAN
P-02	LANDING

LANDSCAPE TABULATION:

FRONT YARD 40% MIN. LANDSCAPE AREA

FRONT YARD SETBACK (FYSB)

FRONT YARD:	800 SF (100%)
(E) HARDSCAPE / DRIVEWAY:	210 SF
(N) LANDSCAPE:	590 SF

LANDSCAPE REQUIRED: 480 SF (60%) < PROVIDED: 590 SF (74%)

PLANTING NOTES

TREE OVERHANG NOTE:
OWNER TO MAINTAIN ALL TREES AND SHRUB ALONG THE PROPERTY WALLS AND ENSURE THAT THE PLANT MATERIAL SHALL NOT OVERHANG MORE THAN 40% INTO ANY NEIGHBOR'S YARD.

SHRUBS & TREES PLANTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SHRUB QUANTITIES AND SIZES BY PLAN CHECK. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND SIZE AS SHOWN ON PLAN.
2. CONTRACTOR TO COORDINATE APPROVALS. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
3. LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER SO AS TO PREVENT STANDING WATER.
4. NO SHRUBS SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
5. TREES PLANTED IN LANDSCAPE AREAS OF LESS THAN 4' IN WIDTH SHALL BE INSTALLED WITH AN APPROVED ROOT BARRIERS.
6. LANDSCAPE DESIGNER RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO THE SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
7. PLANT CROWN TO BE 1" ABOVE ADJACENT GRADE FOR TREES AND SHRUBS. PLANTS SHALL BE HEALTHY, VIGOROUS AND TRUE TO SPECIES AND VARIETY AS SHOWN IN THE LEGEND.
8. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION OF V3 STUDIO BERZUNZA.
9. ALL SHRUBS SHALL BE DELIVERED TO THE SITE AND INSPECTED BY THE LANDSCAPE DESIGNER. CONTRACTOR MUST CONTACT THE LANDSCAPE DESIGNER WITHIN 48 HRS OF EXPECTED DELIVERY.
10. ALL SHRUBS SHALL BE PLACED ON THE SITE PER THE PLANS AND ADJUSTED IN THE FIELD BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
11. SOIL PREPARATION AND BACKFILL FOR ALL PLANTING AREAS SHALL BE PER NURSERY RECOMMENDATIONS AND DETAILS.
12. FOLLOWING INSTALLATION, ALL PLANTING AREAS EXPECT LAWNS SHALL BE COVERED WITH MINIMUM 3" OF ORGANIC MULCH UNLESS NOTED.

PLANT SCHEDULE

PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	QTY
TREES						
		LAGERSTROEMIA INDICA 'DWARF PINK' / DWARF PINK CRAPE MYRTLE	24"BOX	10'-12'H X 5'-6'W	LOW 0.1 - 0.3	1
SHRUBS						
		ALOE X 'BLUE ELF' / BLUE ELF ALOE	1 GAL	1'-2" H&W	LOW 0.1 - 0.3	11
		BOUGAINVILLEA X 'ALABAMA SUNSET' / ALABAMA SUNSET BOUGAINVILLEA	15 GAL	8' W X 10' H	LOW 0.1 - 0.3	4
		DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	10 GAL	10'H X 9'W	LOW 0.1 - 0.3	31
		LAVANDULA OFFICINALIS / ENGLISH LAVENDER	5 GAL	1'-2" H X 3'-4" W	LOW 0.1 - 0.3	11



PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	SPACING	QTY
		SALVIA GREGGII / AUTUMN SAGE	5 GAL	2` H X 2`-3` W	LOW 0.1 - 0.3		9
		WESTRINGIA FRUTICOSA / MUNDI™ COAST ROSEMARY	5 GAL	1`-2` H X 3`-4` W	LOW 0.1 - 0.3		4
GROUND COVERS							
		CYNODON X `TIFGREEN 328` / TIFGREEN 328 BERMUDAGRASS	SOD		LOW 0.1 - 0.3		1,542 SF
		SENECIO VITALIS `SERPENTS` / SERPENTS BLUE CHALK FINGERS	FLAT	1` H X W	LOW 0.1 - 0.3	12" o.c.	6 FLATS

PLANTING PLAN

SCALE: 1/8"=1'-0"

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIG ALERT
SECTION 4216.4(A)1 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

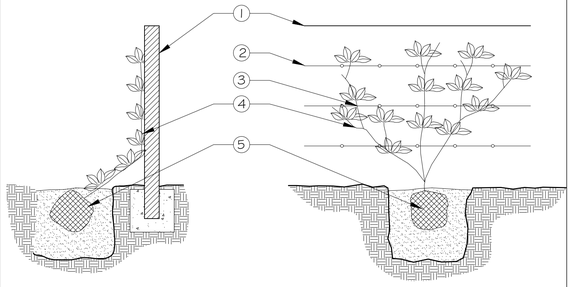
north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
PLANTING / SITE PLAN

L 100

DATE: 6-24-25 REV:11-29-25



1 PROPERTY BLOCK WALL

2 FOR ESPALIER MATERIAL ON WALLS: ATTACH STAINLESS STEEL WIRES TO THE WALL @ 24" O.C. SPACING W/ EYE SCHREWS W/ ANCHORS REMOVE NURSERY TRELLIS OR STAKE.

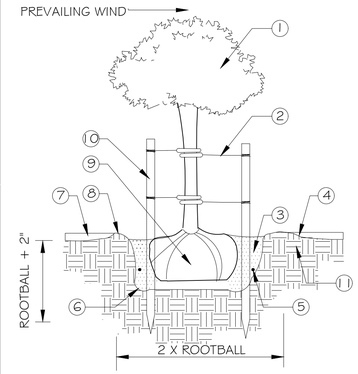
3 ATTACH LEADER TO THE WIRE W/ TWIST TIES OR MIRACLE TIES.

4 FOR PLANT MATERIAL SEE PLANTING SCHEDULE

5 SEE SHRUB PLANTING DETAIL

4 TYP. VINE PLANTING DETAIL

NTS



1 TYPICAL CONTAINER TREE

2 36" V.I.T. TWIST-BRACE OR APPROVED EQUAL

3 BACKFILL MIX PER SPEC'S

4 FINISH GRADE

5 FERTILIZER TABS. QTY. PER SPEC'S.

6 SCARIFIED PLANTING PIT

7 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.

8 DRAIN BASIN

9 ROOTBALL

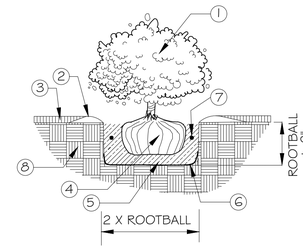
10 LODGE POLES STAKE (24" BOX &36" BOX. PLACE ON THE WINDWARD SIDE FOR THE TREE.

11 NATIVE SOIL

NOTE:
1. PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER & SETTLE PLANT 1" HT CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.
2. THIS DETAIL APPLIES TO ALL TREES UP TO 36" BOX SIZE.

1 TYP. TREE DETAIL FOR 15 GAL, 24" & 36" BOX

NTS



1 TYPICAL SHRUB

2 4" HIGH WATER BASIN

3 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.

4 ROOT BALL

5 COMPACTED BACKFILL MIX PER SPEC'S.

6 SCARIFIED PLANTING PIT

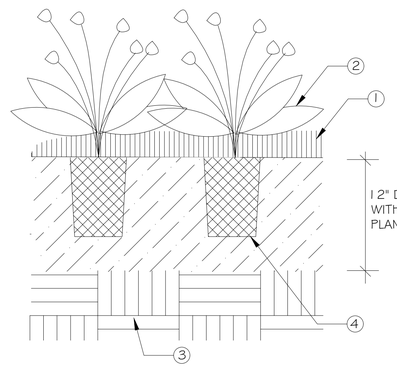
7 FERTILIZER TABS. QTY. PER. SPEC'S.

8 NATIVE SOIL

NOTE: PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER &SETTLE PLANT TO NORMAL CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.

2 TYP. SHRUB DETAIL

NTS



1 3" ORGANIC MULCH PER SPEC'S.

2 TYPICAL PERENNIAL

3 COMPACT SUBGRADE TO 95%

4 REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS.

5 NATIVE SOIL

3 TYP. PERENNIAL PLANTING DETAIL

NTS

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIGALERT
SECTION 4216.4(A)(1) OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE ANY EXCAVATION MAY BE MADE. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

north

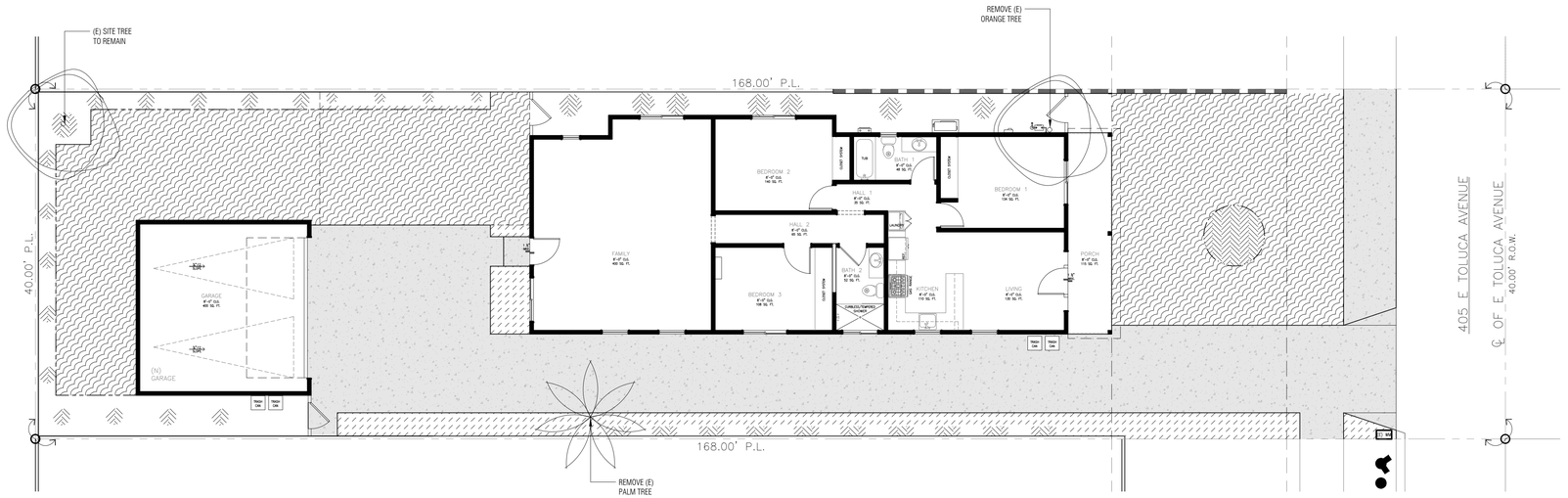
© V.S STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V.S STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
PLANTING DETAIL

L 101

DATE: 6-24-25 REV:11-29-25

1182

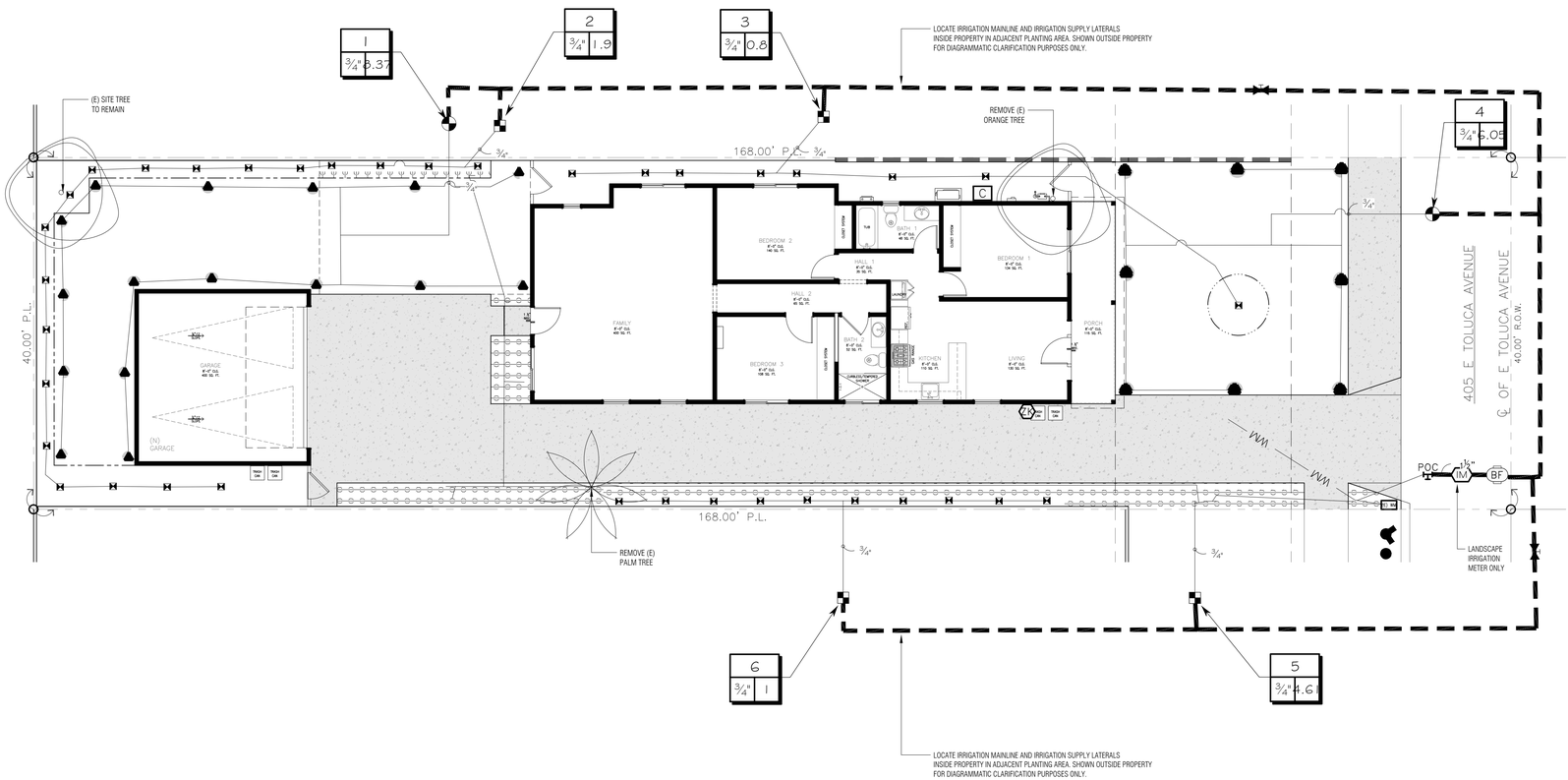


CONCEPT GRAPHICS SCHEDULE

- H.Z. #1 SHRUB & GC. LOW WATER-DRIP
  TAKEOFF: 303 SF
- H.Z. #2 SHRUB & VINE-LOW WATER-BUBBLER
  TAKEOFF: 158 SF
- H.Z. #3 LAWN- LOW WATER - SPRAY
  TAKEOFF: 1,540 SF

HYDROZONE PLAN

SCALE: 1/8"=1'-0"



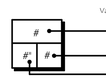
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 F	RAIN BIRD R-VAN14 180G-P45 TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON GIN. POP-UP, WITH 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	16	45
18 ADJ 18 F	RAIN BIRD R-VAN18 180G-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON GIN. POP-UP, WITH 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	8	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-075 3/4IN. LOW FLOW DV VALVE	4
5.0 7.0 10.0	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	37
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-12 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	306.8 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD DV ELECTRIC REMOTE CONTROL VALVE, STANDARD CONFIGURATION. PLASTIC RESIDENTIAL IN 3/4IN. OR 1IN..	2
	LANDSCAPE PRODUCTS INC. CWV THREADED 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN.,2IN. THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.	2
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
ZR	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
IM	LANDSCAPE IRRIGATION SUBMETER RAINBIRD, FMD SERIES LANDSCAPE WATER METERS	1
POC	POINT OF CONNECTION P.O.C. PER CONTRACTOR	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	722.3 LF
— — —	IRRIGATION MAINLINE: PVC SCHEDULE 40	307.7 LF

Valve Callout



SCHEMATIC IRRIGATION PLAN

SCALE: 1/8"=1'-0"

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIG ALERT
SECTION 4216.4(C)1 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" IS VALID. CONTACT DIG ALERT 2 U. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
IRRIGATION & HYDROZONE PLAN

L 200

DATE: 6-24-25 REV:11-29-25

WORKSHEET INFORMATION & EQUATIONS

[a] Local monthly evapotranspiration rates are listed in Appendix D.

[b] The following table can be used for common plant factors:

Plant Factor	PF
Very low water use plant	0.1
Low water use plant	0.2
Medium water use plant	0.5
High water use plant	0.8
Lawn	0.8
Pool, spa, or other water feature	1.0

[c] *Irrigation efficiency* is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average *irrigation efficiency* for purposes of these *Guidelines* is 0.71. The following *irrigation efficiency* may be obtained for the listed irrigation heads with an *Irrigation Management Efficiency* of 90%:

Irrigation Method	IE
Spray nozzles	71%
High efficiency spray nozzles	73%
Multi stream/Multi trajectory rotary (MSMT) nozzles	76%
Stream rotor nozzle	73%
Microspray	76%
Bubblers	77%
Drip emitter	81%
Subsurface drip	81%

[d] Estimated Total Water Use (ETWU) is the annual gallons required

$$ETWU = (ETo) \times (0.62) \times (ETAF \times Area)$$

where, ETo = annual evapotranspiration rate in inches per year
0.62 = factor used to convert inches per year to gallons per square foot
ETAF = plant factor ÷ irrigation efficiency

[e] Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for nonresidential areas.

[f] Maximum Allowed Water Allowance (MAWA) is the annual gallons allowed

$$MAWA = (ETo) \times (0.62) \times [(ETAF \times LA) + ((1\text{-}ETAF) \times SLA)]$$

where, ETo = annual evapotranspiration rate in inches per year
0.62 = factor used to convert inches per year to gallons per square foot
ETAF = plant factor ÷ irrigation efficiency
LA = total (site wide) landscape area in square feet
SLA = total special landscape area

Appendix D: Reference Evapotranspiration Table

REFERENCE EVAPOTRANSPIRATION (ET_o) TABLE

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total (inches per year)
Irvine (North)	2.6	2.5	3.7	4.5	5.4	5.5	6.1	6.0	5.0	3.6	2.6	2.1	49.5
Irvine (South)	2.6	2.5	3.6	4.4	5.3	5.2	5.8	5.7	4.8	3.4	2.6	2.0	47.9
Laguna Beach	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.4	4.6	3.4	2.5	2.0	48.4
Orange	2.7	2.7	3.3	4.6	5.3	5.7	6.0	6.0	5.2	3.4	2.7	2.0	49.7
Santa Ana	2.6	2.6	3.4	4.5	5.2	5.3	5.7	5.7	4.9	3.4	2.6	2.0	47.8

* The values in this table were derived from California Irrigation Management Information System (CIMIS) Spatial CIMIS data by zip code. Cities with multiple zip codes present monthly averages.

Appendix C: Water Efficient Landscape Worksheet

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)[a]: 49.7

Landscape Area Sector Type (select one): [x] Residential [ ] Non-Residential

	Hydrozone #/Planting Description	Location	Plant Factor[b] (PF)	Irrigation Method[c]	Irrigation Efficiency[c] (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use[d] (ETWU)
Regular Landscape Area									
1	LW	FULL SUN	0.2	DRIP	0.81	0.24	303	72.72	2,239
2	LW	FULL SUN	0.2	BUBBLER	0.77	0.25	155	40.04	1,233
3	LW	FULL SUN	0.2	MSMT	0.76	0.26	1,540	397	12,227
4									
5									
6									
7									
8									
9									
10									
11									
12									

30.8

Average	*Total*	*Total*
.25	1,998	509.76

Average ETAF for Regular Landscape Areas[e] (circle one): In Compliance / Not In Compliance

	Hydrozone #/Planting Description	Location	Plant Factor[b] (PF)	Irrigation Method[c]	Irrigation Efficiency[c] (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use[d] (ETWU)
Special Landscape Area									
SLA-1									
SLA-2									
SLA-3									
SLA-4									
SLA-5									
						Totals			

ETWU = (ETo) (0.62) (ETAF x LA)
= (49.7) (0.62) (509.76)
= (30.80) (509.76)
= 15,700 G.P.Y.

MAWA = (ETo) (0.62) [(ETAF x LA) + (1-ETAF x SLA)]
= (49.7) (0.62) [(0.55 x 1,998) + (1-.55 x 0)]
= (30.80) (1,098.90)
= 33,846 G.P.Y.

Total Landscape Area	1,998
Site wide ETAF	.25
ETWU Total	15,700
Maximum Allowed Water Allowance (MAWA)[f]	33,846

Appendix E: Certificate of Completion

LANDSCAPE INSTALLATION CERTIFICATE OF COMPLETION

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services for _____ (project name, mailing address and telephone).

(2) The landscape project for the property located at _____ _____ (provide street address or parcel number(s)) was installed by me or under my supervision.

(3) The landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of Water Efficient Landscape Section IX contained in the City of Orange Landscape Standards and Specifications (Municipal Code Sections 16.50.040) and the Guidelines for Implementation of the Water Efficient Landscape Section IX in the City of Orange Landscape Standards for the efficient use of water in the landscape.

(4) The following elements are attached hereto:

a. Irrigation scheduling parameters used to set the controller;

b. Landscape and irrigation maintenance schedule;

c. Irrigation audit report; and

d. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of the soil report recommendations.

(5) The site installation complies with the following:

a. The required irrigation system has been installed according to approved plans and specifications and if applicable, any prior approved irrigation system alternatives.

_____ Yes ____ No

b. Sprinklers comply with ASABE/ICC 802-2014 Landscape Irrigation Sprinkler & Emitter Standard.

_____ Yes ____ No

Appendix B: Certification of Landscape Design

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at _____ 405 E. TOLUCA ORANGE CA 92866 (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Tustin Water Efficient Landscape Ordinance (City Code Sections 9701-9706) and the City of Tustin Guidelines for Implementation of the City of Tustin Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Tustin Guidelines for Implementation of the City of Tustin Water Efficient Landscape Ordinance.

DAVID MIERTSCHIN — Print Name
6/ 24 / 2025 — Date
Signature
LA # 3308 — License Number
5000 BIRCH ST. STE. 3000 NEWPORT BEACH CA 92660 — Address
(949) 388-3369 — Telephone
DAVID@STUDIOBERZUNZA.COM — E-mail Address

Landscape Design Professional's Stamp (If applicable)

REGISTERED LANDSCAPE ARCHITECT — DAVID M. MIERTSCHIN — LICENSE — JULY 31, 2027 — 11-30-25 — STATE OF CALIFORNIA

Appendix F: Certificate of Completion

(6) The information I have provided in this Landscape Installation Certificate of Completion is true and correct and is hereby submitted in compliance with Section IX of City of Orange Landscape Standards and Specifications and the Guidelines for Implementation of Water Efficient Landscapes Section IX of the City of Orange Landscape Standards and Specifications.

_____ Print Name
_____ Date
_____ Signature
_____ License Number
_____ Address
_____ Telephone
_____ E-mail Address

Landscape Design Professional's Stamp (If Appropriate)

E-1

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION
PROJECT:0X.00X.25		

Studio BERZUNZA

DIGALERT — SECTION 4216-4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

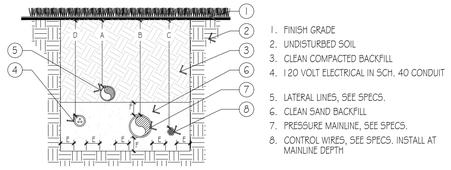
north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
IRRIGATION FORMS

L 201

DATE: 6-24-25 REV:11-29-25



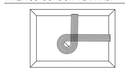
1. FINISH GRADE
2. UNDISTURBED SOIL
3. CLEAN COMPACTED BACKFILL
4. 120 VOLT ELECTRICAL IN SCH. 40 CONDUIT
5. LATERAL LINES, SEE SPECS.
6. CLEAN SAND BACKFILL
7. PRESSURE MAINLINE, SEE SPECS.
8. CONTROL WIRES, SEE SPECS. INSTALL AT MAINLINE DEPTH

SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	4"	6"
2" TO 2 2 1/2" IN SIZE	12"	24"	24"	30"	4"	6"
3" AND LARGER	18"	24"	24"		6"	6"

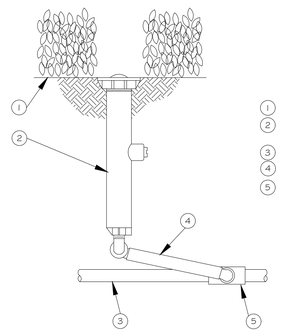
NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED IN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS.

WIRE W/O CONDUIT PLAN VIEW - N.T.S.



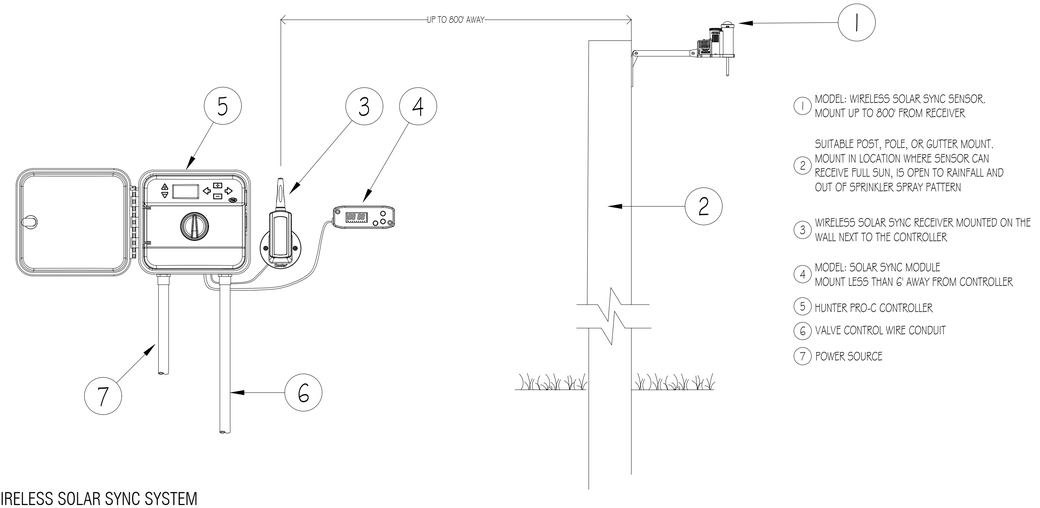
TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

G PIPE & WIRE TRENCHING



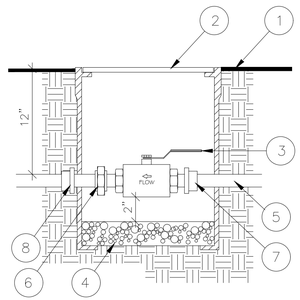
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806 WITH RAIN BIRD ROTARY NOZZLE
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

E 1806 POP-UP SPRAY SPRINKLER W/ ROTARY NOZZLE



1. MODEL: WIRELESS SOLAR SYNC SENSOR. MOUNT UP TO 800' FROM RECEIVER
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
4. MODEL: SOLAR SYNC MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER
5. HUNTER PRO-C CONTROLLER
6. VALVE CONTROL WIRE CONDUIT
7. POWER SOURCE

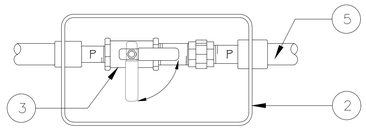
A WIRELESS SOLAR SYNC SYSTEM



LEGEND

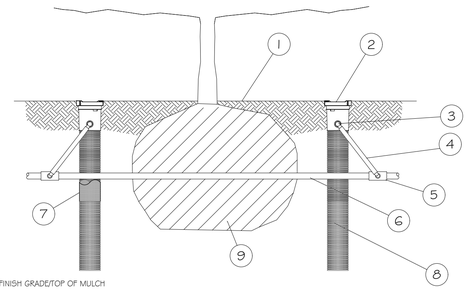
1. FINISH GRADE
2. PLASTIC VALVE BOX WITH LOCKING LID MARKED "B.V."
3. BALL VALVE - PER LEGEND
4. ONE CUBIC FT. OF 1" CRUSHED ROCK
5. PRESSURE SUPPLY LINE
6. SCH 80 PVC UNION
7. SCH 80 NIPPLE
7. SCH 80 PVC COUPLING & T.O.E NIPPLES

NOTE: 1. INSTALL VALVE BOX SUCH THAT THE TOP OF THE COVER IS 2" ABOVE FINISH GRADE IN GROUND COVER AREAS AND FLUSH WITH CONCRETE AND TURF AREAS



PLAN VIEW - N.T.S.

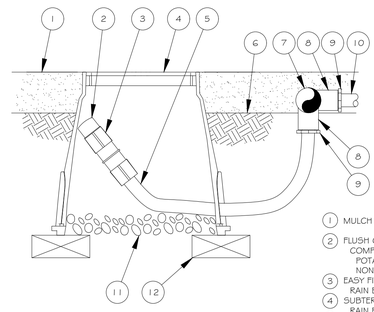
H BALL VALE - PER SCHEDULE



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-M
3. 1/2" (1.3 CM) SPIRAL BARB FITTING (INCLUDED)
4. 1/2" (1.3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050 OR 1/2" (1.3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1.3 CM) MALE NPT x 0.490" BARB ELBOW: RAIN BIRD SBE-050
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10.2 CM) WIDE X 18" (45.7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

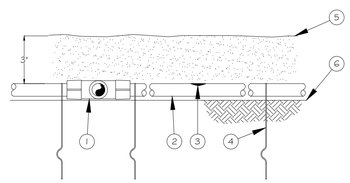
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH
3. RWS-M SERIES AVAILABLE IN THE FOLLOWING MODELS: RWS-M-B-C-1401: 0.25 GPM (0,95 LM), CHECK VALVE RWS-M-B-1401: 0.25 GPM (0,95 LM) RWS-M-B-C-1402: 0.5 GPM (1,9 LM), CHECK VALVE RWS-M-B-1402: 0.5 GPM (1,9 LM),
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

F ROOT WATERING SYSTEM RWS-M / TREE INSTALLATION



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE-RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

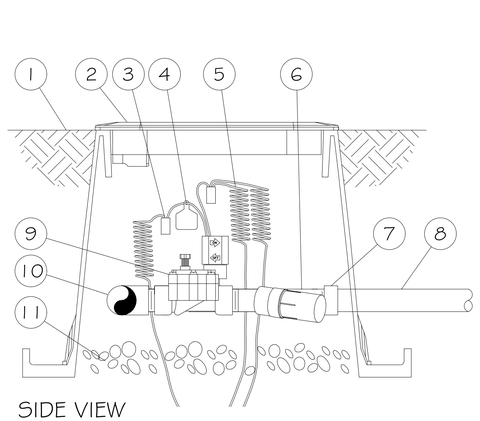
CH FLUSH VALVE



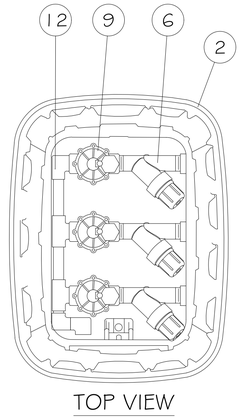
1. EASY FIT COMPRESSION TEE
2. ON-SURFACE DRIPLINE: NETAFIM POTABLE: DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE
5. MULCH
6. FINISH GRADE

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

C SURFACE DRIPLINE @ GRADE



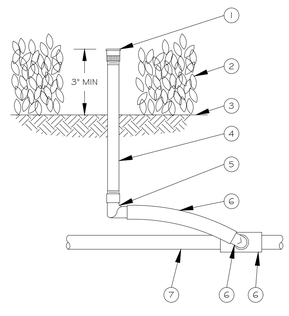
SIDE VIEW



TOP VIEW

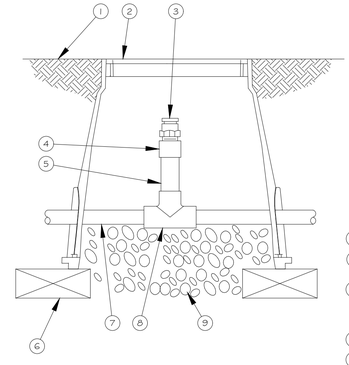
1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

I XCZ - 3/4" PRF IN SQUARE VALVE BOX



1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

D PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL

C AIR RELIEF VALVE

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS

5000 Birch St. Ste. 3000
Newport Beach, CA 92660

t: 714.795.8080
e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

DIGALERT
SECTION 4216-4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

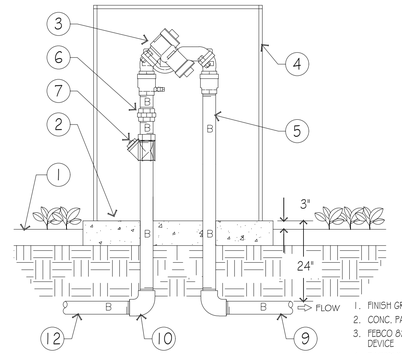
© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

studio BERZUNZA

SHEET DESCRIPTION:
PLANTING DETAILS

L 202

DATE: 6-24-25 REV:11-29-25

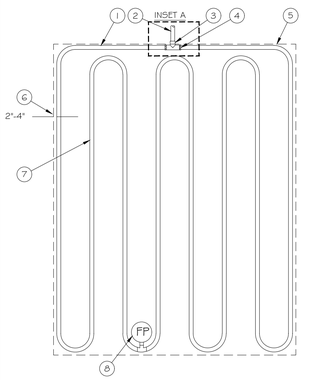


SECTION VIEW - N.T.S.

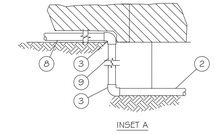
NOTE:
ALL PIPING BETWEEN THE WATER METER AND THE MASTER CONTROL VALVE SHALL BE BRASS THREADED PIPE AND FITTINGS.
SENSOR WIRES AND CONDUIT SHALL BE INSTALLED 18" BELOW FINISH GRADE.
SEAL CONDUIT ENDS AT BACKFLOW W/ AQUASEAL "VAPOR WRAP".

1. FINISH GRADE
2. CONC. PAD 4" THICK
3. FEBCO 825-YA REDUCED PRESSURE BACKFLOW DEVICE
4. BACKFLOW DEVICE ENCLOSURE
5. BRASS NIPPLES MIN. 4" TYP.
6. BRASS UNION
7. BRONZE WYE STRAINER
8. NOT USED
9. BRASS MAINLINE PIPE TO BRONZE PRESSURE REGULATOR AND MASTER CONTROL VALVE
10. BRASS ELLS
11. NOT USED
12. BRASS MAINLINE PIPE FROM WATER METER AND BALL TYPE SHUT OFF VALVE

A REDUCED PRESSURE BACKFLOW DEVICE



1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFCV DRIPLINE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFCV FLUSH POINT"
9. PVC SCH 40 RISER PIPE



INSET A

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	**0.9**	**0.6**	**0.9**
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

B XFCV ON-SURFACE DRIPLINE QUICK LAYOUT

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIGALERT

SECTION 4216.4(A)1 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

north

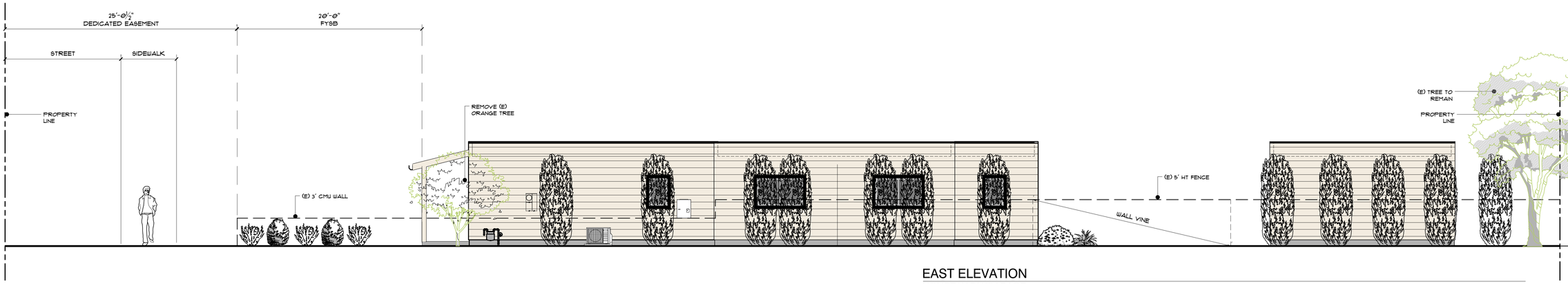
© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
PLANTING DETAILS

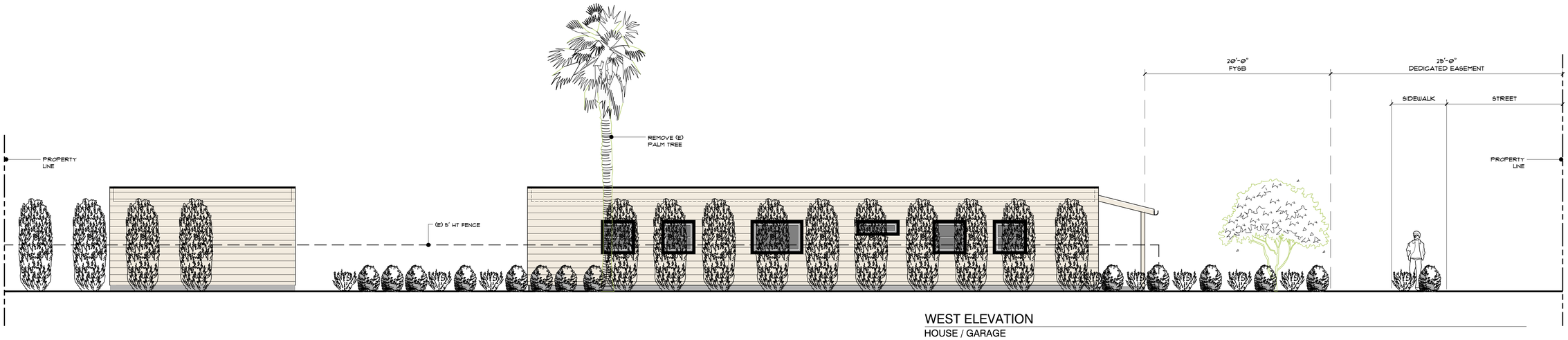
L 203

DATE: 6-24-25 REV:11-29-25

1186



EAST ELEVATION
HOUSE/JADU/GARAGE



WEST ELEVATION
HOUSE / GARAGE

ELEVATIONS

0 5 10 16 feet
SCALE: 3/16" = 1'-0"

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

DIGALERT
SECTION 4216-4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

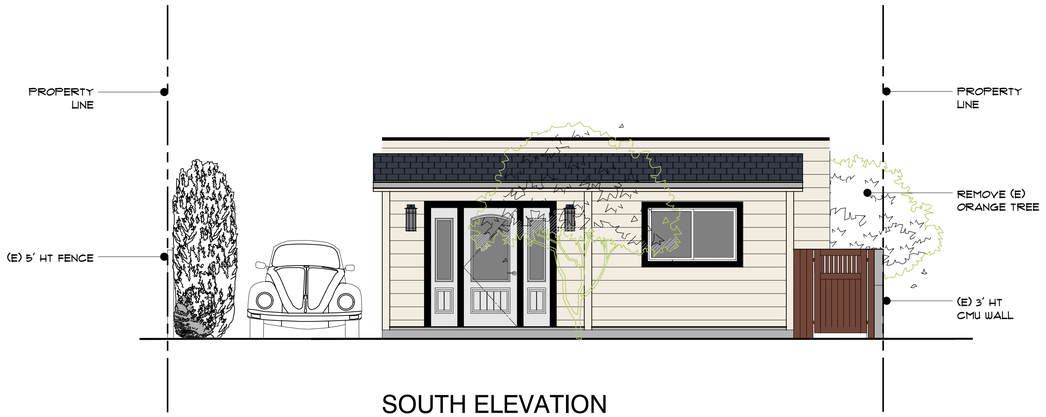
© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

Studio BERZUNZA

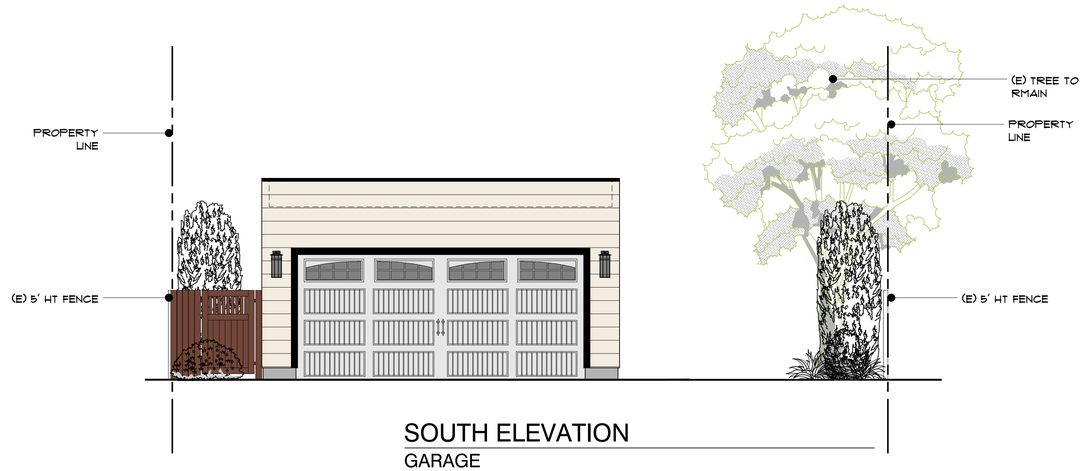
SHEET DESCRIPTION:
ELEVATIONS

L 300

DATE: 6-24-25 REV:11-29-25



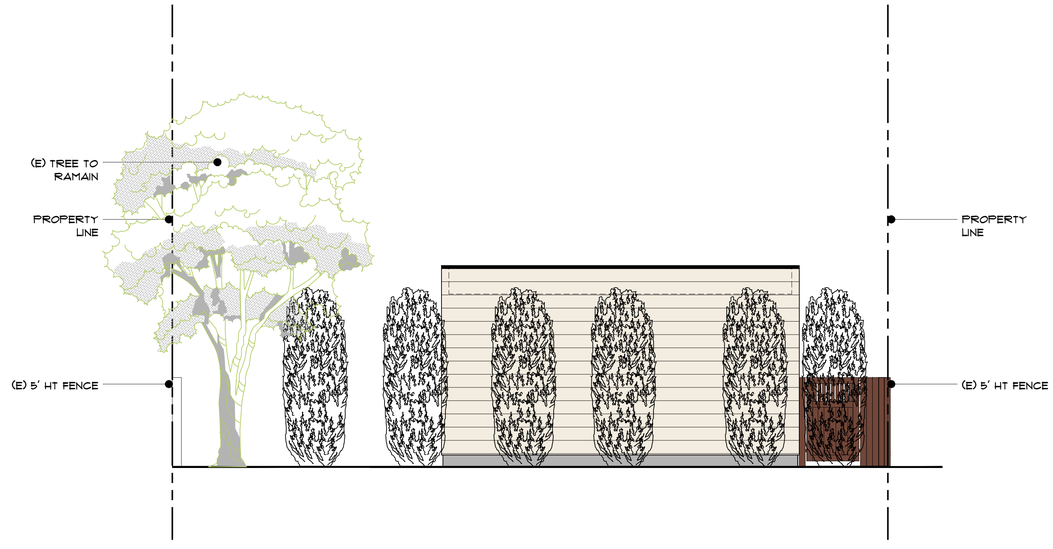
SOUTH ELEVATION
HOUSE



SOUTH ELEVATION
GARAGE



NORTH ELEVATION
HOUSE



NORTH ELEVATION
GARAGE/WORKSHOP

0 4 8 12 feet
SCALE: 1/4" = 1'-0"

ELEVATIONS

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

1188

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

DIGALERT
SECTION 4216-4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT (800) 422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
ELEVATIONS

L 301

DATE: 6-24-25 REV:11-29-25

MEMORANDUM

HISTORIC PRESERVATION DESIGN STANDARDS

Date: March 6, 2026

Project: 405 E. Toluca Avenue

To: City of Orange, Department of City Planning

From: Audrey von Ahrens, Senior Architectural Historian, and Jenna Kachour, Senior Associate Architectural Historian, GPA Consulting

1. INTRODUCTION

GPA Consulting (GPA) was retained by property owners, EPIC Home Remodeling (Project Applicant), to consult on a proposed project for 405 E. Toluca Avenue (Assessor's Parcel Number [APN] 390-103-15) (property), located within the boundaries of the Old Towne Orange Historic District (Historic District) in the City of Orange (City). The property was identified as a non-contributor in the 1997 National Register of Historic Places (NRHP) nomination for the Historic District (see **Attachment D**) and has a California Historical Resource Status Code of 6Z, "found ineligible for NR, CR or local designation through survey evaluation."[1]

The Project proposes to construct a 984 sq. ft. addition with 115 sq. ft. front porch to the existing 480 sq. ft., single-family residence and replace the existing 192 sq. ft. detached garage with a new 400 sq. ft., two-car detached garage (Project). Although the property is a non-contributor, all construction on site must comply with the *City of Orange Historic Preservation Design Standards* (Design Standards). Because the Project proposes additions to an existing building, the applicable Design Standards are the "Design Standards for Non-Contributing Buildings in Historic Districts," the "Standards for Historic Residential Buildings – Setting," and the "Design Standards for Historic Building Features – Mechanical Systems," which are included as **Attachment B** of this memorandum (memo).

The purpose of this memorandum (memo) is to present the proposed Project, analyze the proposed scope of work for consistency with the City's Design Standards, and present the results of our findings to inform the City's review of the proposed project. GPA's analysis, recommendations, and conclusions regarding the proposed Project are discussed below.

Audrey von Ahrens, Senior Architectural Historian, was responsible for the preparation of this memo and for completing the site visit. Jenna Kachour, Senior Associate Architectural Historian, was responsible for reviewing this report for quality assurance and quality control. Ms. von Ahrens and Ms. Kachour fulfill the qualifications for

[1] "California Historical Resource Status Codes," California Office of Historic Preservation (OHP), March 1, 2020, accessed April 2025, https://ohp.parks.ca.gov/pages/1068/files/Resource-Status-Codes.pdf.

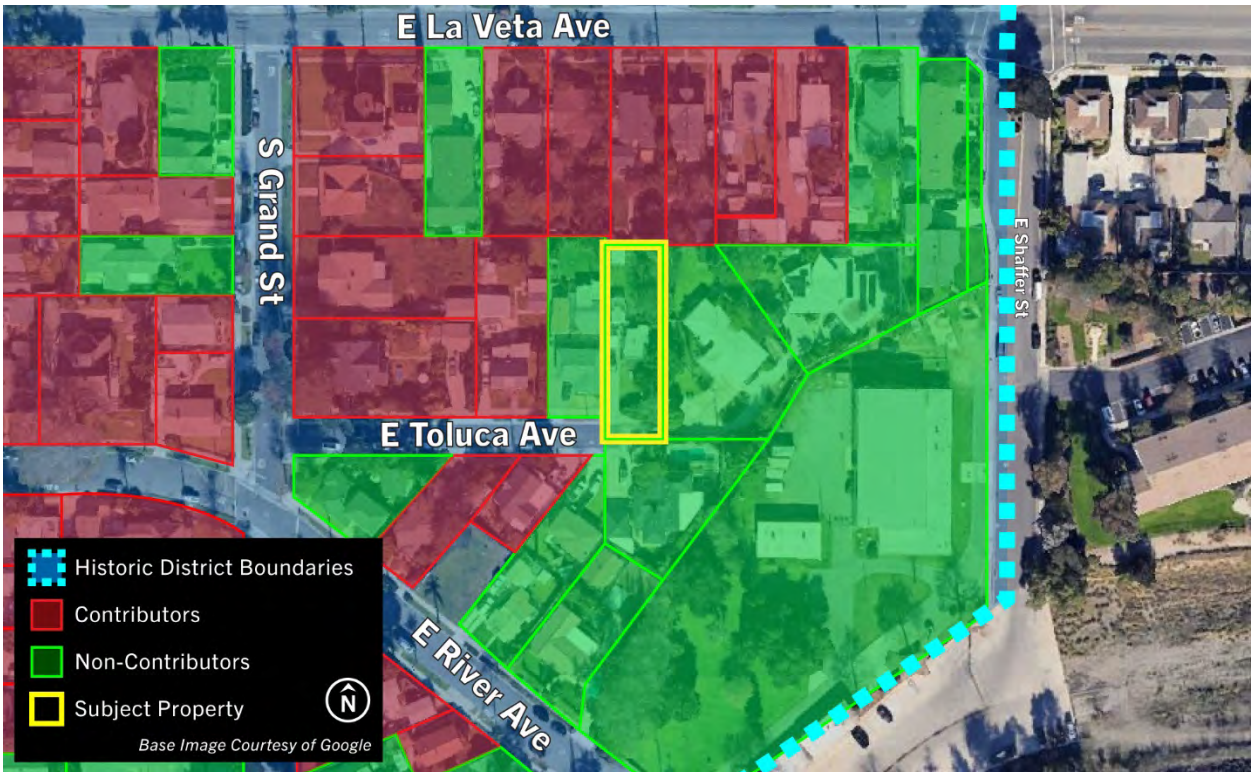
historic preservation professional as outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are included as **Attachment A**.

2. METHODOLOGY

To prepare this memo, GPA completed the following tasks:

- Reviewed existing information and guidance including the applicable Design Standards (see **Attachment B**), the 1997 NRHP Historic District Nomination (see **Attachment D** for excerpts of relevant sections), and the 2005 DPR 523 update form set for the subject property (see **Attachment E**).
- Conducted a site visit on July 16, 2024 to ascertain the existing conditions of the subject property and its setting. GPA took digital photographs of the existing buildings on the property and within the immediate vicinity, included in **Attachment F**.
- Consulted with the Project Applicant on the proposed plans to ensure conformance with the Design Guidelines. See **Attachment C** for a copy of the current plan set, dated November 18, 2025.

3. ENVIRONMENTAL SETTING



Location of the subject property within the Historic District.

E. Toluca Avenue is a short street that dead ends east of its intersection with S. Grand Street within the Historic District. 405 E. Toluca Avenue is located on the north side of the street at its east terminus and is surrounded by other single-family residences (see **Attachment F**, **Figure 1** through **Figure 5**). Of the properties fronting E. Toluca Avenue, the 1988 and 1997 surveys identified a total of three contributors and eight non-contributors. The properties immediately adjacent to 405 E. Toluca Avenue (the subject property) are all non-contributing. The three contributing parcels are: 325 E. Toluca Avenue (located one property to the west, see **Attachment F**,

Figure 2), 334 E. Toluca Avenue (located across Toluca Avenue to the southwest, see Attachment F, Figure 3), and 545 S. Grand Avenue (located on the northeast corner of S. Grand and E. Toluca Avenue, west of the subject property).[2]

Old Towne Orange Historic District

The Historic District boundaries were established by the City in 1988 under Ordinance 38-88.[3] A portion of the Historic District was listed in the NRHP on July 11, 1997 and determined significant for its association with late 19th and early 20th century development of the City with an 1888 to 1940 period of significance.[4] The 1997 NRHP nomination prepared by the Old Towne Preservation Association identified a total of 1,230 contributors and 512 non-contributors consisting of residential, commercial and industrial property types.[5] Popular architectural styles identified within the NRHP nomination include Craftsman, Folk Victorian, and Spanish Colonial Revival as well as Tudor Revival, Queen Anne, Praire, Mediterranean Revival, and Streamline Moderne. Character-defining features of the district included tree-lined streets with planted parkways, concrete sidewalks and walkways, rectangular lots, front porches, either wood or stucco cladding, and gable, hipped, or flat roof forms.[6]

Property Description and History

Architectural Description

405 E. Toluca Avenue comprises a narrow, rectangular-shaped parcel. It is improved with a small single-family residence near the center of the parcel with a deep front yard setback, and detached garage. The vernacular residence was constructed in 1935.[7] It is one story in height and rectangular in plan with a flat roof and exterior walls clad in a combination of vertical wood siding and asbestos shingles. The main entrance is located on the south elevation within a projecting full-width porch with shed roof. Fenestration consists of aluminum sash and vinyl casement sash within wood-framed windows openings, and partially glazed wood doors with metal screens.

Located northwest of the residence is a detached one-car garage with flat roof, reverse board-and-batten exterior walls, and sliding wood door garage door.

Landscaping consists of a grassy lawn with mature trees and shrubs. A concrete block wall is along the east property line within the front yard and the rear yard is enclosed by a wood perimeter fence. Hardscaping is limited to the concrete driveway that extends northward from E. Toluca Avenue along the west parcel boundary.

See Attachment F, Figure 5 through Figure 14 for current photographs of the property.

[2] 334 E. Toluca Avenue is listed as a district contributor in the local Old Towne Orange Historic District and a non-contributor in the NRHP-listed Old Towne Orange Historic District.
[3] A historic resources survey was completed within the 1988 Old Towne Orange Historic District boundaries in 1991 which identified 405 E. Toluca Avenue a non-contributor to the historic district.
[4] The boundaries of the locally designated Old Towne Orange Historic District are larger than the NRHP-listed Old Towne Orange Historic District. Both districts include this portion of E. Toluca Avenue.
[5] 405 E. Toluca Avenue is a non-contributor for both the locally designated and NRHP-listed historic districts.
[6] Steven G. McHarris, "Old Towne Orange Historic District," National Register of Historic Places Registration Form, Old Towne Preservation Association, Orange, CA, May 29, 1997, 7-2.
[7] The 2005 DPR 523 form identified the style of the residence as "Mediterranean Revival" and notes that a 1991 survey identified the style as "Vernacular." Based on GPA's observations made during the site visit, the residence does not display any features of the Mediterranean Revival style and none of its features fit within a specific architectural style. Therefore, it is more accurately described as a vernacular building. See Attachment E for a copy of the 2005 DPR Form.

Brief History

The one-bedroom, single-family residence at 405 E. Toluca Avenue was constructed circa 1935.[8] In November 1935, the property was sold by Emma C., Mary M., and Julius E. Bergmann to Gilbert J. Scriven, a real estate agent, and Nellie C. Scriven, of Orange.[9] The earliest known occupant of the residence was Gilbert's brother, Avert M. Scriven, a retired rancher and long-time resident of California who lived at the subject property only a short time before he passed away in January 1936.[10] In April 1936, the Scrivens sold the property to Carl L. Allen, a citrus worker, and Vedus Allen, who constructed the existing detached garage that same year.[11] Carl and his wife, Frances Wilma Allen, owned and occupied the property until 1944 when it was sold to insurance agent and business owner, Frank M. Miller, and Raye R. Miller.[12] The Millers resided at the property for a short time before selling to Ada M. Earle in 1950.[13] Ada worked as a nurse at the County hospital and owned and occupied the property until she sold it in 1959 to Sim L. Ten Eyck, a repairman, and Ramona Ten Eyck.[14] Research suggests the Ten Eycks occupied the property in the early 1960s, and later renting out the property to tenants Robert C. and Donna Bruning in 1964.[15] The property was sold to Patricia L. Kraemer in 1966, sold to John C. Carroll in 1972, and Linda K. Carne, in 1976.[16]

4. PROJECT DESCRIPTION

The scope of work proposed by the Project is listed below. Project plans, dated November 18, 2025, are included as **Attachment C**.

Demolition

- Partial demolition of existing exterior and interior walls of single-family residence, and demolition of all existing, non-original windows and doors, and non-original front porch.
- Demolition of the existing detached garage.

New Construction:

- Addition on south, east, and north elevations of existing residence for 985 sq. ft. of additional living space with new 115 sq. ft. front porch on south elevation.

  Finishes and materials proposed include:

[8] D. Gest, P. LaValley, and D. Matsumoto, "405 E Toluca Ave," California Department of Parks and Recreation (DPR) Form Set, Chattel Architecture, Orange, California, April 2005, 1; Aida M. Cuevas, "405 E Toluca Ave, Orange," via email, November 22, 2025.
[9] Orange County Office of the Assessor Records, Deed Book 47, Page 298, April 15, 1910, quoted in Cuevas; Orange County Office of the Assessor Records, Book 787, Page 226, November 13, 1935, quoted in. Cuevas.
[10] "Avert M. Scriven Services Tuesday," *The Register*, January 27, 1936, 2, Newspapers.com, accessed November 2025, https://www.newspapers.com/image-view/74596263/.
[11] Orange County Office of the Assessor Records, Book 820, Page 56, April 15, 1936, quoted in Cuevas; "Permits Issued" *The Register*, July 4, 1936, 5, Newspapers.com, accessed November 2025, https://www.newspapers.com/image-view/88102919/.
[12] Orange County Office of the Assessor Records, Book 1232, Page 172, January 12, 1944, quoted in Cuevas.
[13] Orange County Office of the Assessor Records, Book 2082, Page 303, October 4, 1950, quoted in Cuevas.
[14] Orange County Office of the Assessor Records, Book 4814, Page 312, July 28, 1959, quoted in Cuevas.
[15] quoted in Cuevas.
[16] Orange County Office of the Assessor Records, Book 7889, Page 48, March 16, 1966, quoted in Cuevas; Orange County Office of the Assessor Records, Book 10343, Page 366, August 21, 1972, quoted in Cuevas.

- Exterior walls - Horizontal Hardie Plank siding
- Roof - Built-up roofing (flat portion) and composition shingles (porch roof)
- Windows – Solid wood divided-light single hung and sliding sash windows
- Doors – Solid wood paneled doors with single lights
- Trim - Hardie Trim

- New 400 sq. ft. detached 2-car garage at rear of property, northeast of the residence.

  Finishes and materials proposed include:

  - Exterior walls - Horizontal Hardie Plank siding
  - Roof - Built-up roofing
  - Windows – None.
  - Doors – Steel roll-up double door with arched windows; steel embossed with a natural wood-grain texture
  - Trim - Hardie Trim

Site Improvements:

- Existing grassy lawns within front, sides, and rear yards would be retained or replaced in kind as needed.
- Existing wood perimeter fence in rear yard and concrete block wall along east property line within front yard would be retained with new wood gates (3 ft. wide and 5 ft. high) added at the southeast and northeast corners of the residence to enclose the east side yard.
- 1 existing orange tree within the front yard and 1 existing palm tree within the west side yard would be removed to accommodate access to the new 2-car garage.
- Existing concrete driveway would be retained and extended northward to abut the full width of the south elevation of the new garage building using concrete to match the existing.

5. STANDARDS FOR NON-CONTRIBUTING BUILDINGS IN HISTORIC DISTRICTS[17]

The Design Standards for non-contributing buildings aim to preserve the overall visual character of the Historic District. Although non-contributing buildings are not considered to be historic resources, the Design Standards state that "they have an impact on the streetscape of the historic district and alterations or additions to these properties should be in keeping with the character of the neighborhood."[18]

Standard 1: **Non-contributing properties shall comply with the Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.**

The Project complies with Standard 1 as detailed in **Section 6** of this memo.

[17] *Historic Preservation Design Standards*, (City of Orange, December 12, 2018), 49.
18 Historic Preservation Design Standards, 49.

Standard 2: **Non-contributing properties shall comply with the Standards for Historic Building Features – Mechanical Systems.**

The Project complies with Standard 2 as detailed in **Section 7** of this memo.

Standard 3: **Front porches are a common feature of historic residences in Old Towne. Removing or infilling an existing front porch on a non-contributing building is generally not compatible with the Historic District.**

The proposed Project complies with Standard 3. Although the existing, non-original front porch would be demolished to accommodate the proposed addition, it would be replaced with a new front porch (see **Attachment C**). The new porch has been designed to be similar to the existing and would be the full-width of the primary elevation, oriented towards the street, and visible from the public right-of-way with a shed roof covering with simple square wood posts over an at grade concrete slab. The design is consistent with those of the contributing properties located at 545 S. Grand Avenue and 325 E. Toluca Avenue. As proposed, the new porch design will be compatible with the contributing buildings in the Historic District.

Standard 4: **The primary building should have a main entrance and facade oriented toward the street.**

As specified in the plans (See **Attachment C, Sheet A-05**), the main entrance for the residence will be constructed on the primary (south) elevation, oriented towards E. Toluca Avenue. Therefore, the proposed Project would comply with Standard 4.

Standard 5: **Windows and doors should be compatible with the building's predominant architectural style or with historic buildings in the Historic District.**

Because the existing residence is vernacular in design and does not have a predominant architecture style, the proposed solid wood doors and windows with arched and divided lights were selected to be compatible with the surrounding district contributors. Similar windows and doors are found on the neighboring contributors located at 545 S. Grand Avenue and 325 E. Toluca Avenue. Therefore, the proposed Project would comply with Standard 5.

Standard 6: **The use of traditional building materials found on historic buildings in the Historic District is encouraged for non-contributing buildings.**

The proposed Project would involve the use of horizontal Hardie Plank cladding, which is similar in appearance to traditional building materials found on other historic buildings within the Historic District, such as wood clapboard siding or board-and-batten. Additionally, the solid wood single-hung windows with divided lights and solid wood paneled doors are visually similar to traditional fenestration in the Historic District, such as nearby contributors at 545 S. Grand Avenue and 325 E. Toluca Avenue. Therefore, the proposed Project complies with Standard 6.

Standard 6a: **Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of traditional materials used in the Historic District.**

For the same reasons as discussed above under Standard 6, the proposed exterior materials, including solid wood windows and doors with Hardie Trim, and Hardie Plank exterior wall cladding, are compatible with traditional materials used in the Historic District. Their overall design and appearance will be sympathetic to historic features found on contributing buildings within the district while the use of contemporary materials will not convey a false sense of history.

The Project also proposes the use of composition shingle roofing on the front porch. Nearby contributors also have composition shingles, which are a common and acceptable roofing alternative for both contributing and

non-contributing buildings due to their durability and fire safety rating and can be found on many of the buildings within the Historic District.

The color choices used on the exterior include beige, white, black, and dark gray. The proposed colors are common choices for both contributing and non-contributing buildings and compatible with the Historic District.

For all of the above reasons, the proposed Project complies with Standard 6a.

Standard 6b: **Alternatives to traditional building materials may be considered if the alternative material is compatible with the building's predominant architectural style or with comparable contributing buildings in the Historic District.**

Alternative building materials proposed include Hardie Plank exterior wall cladding, and Hardie Trim fascia boards, and window and door surrounds, as well as a partially-glazed steel roll-up garage door with embossed finish to simulate wood. These materials are compatible with the district as they will not create a false sense of history but will be sympathetic to contributing buildings in the Historic District. These features are commonly found on the neighboring buildings and do not detract from the Historic District.. Therefore, the proposed Project will comply with Standard 6b.

Standard 6c: **Vinyl windows are inappropriate for use on non-contributing buildings.**

As identified on the proposed window schedule (see **Attachment C, Sheet A-05 and A-10**) the Project will use solid wood windows and does not propose the use of vinyl windows; therefore, the Project complies with Standard 6c.

Standard 7: **The use of elaborate architectural details or ornamentation that is not compatible with the building's predominant architectural style or surrounding contributing buildings should be avoided.**

The existing vernacular building does not have a predominant architecture style, and the proposed ornamental details are minimal, such as simple square porch columns, solid wood paneled doors and multi-light windows, metal window and door hardware, and wood entry gates. None of these features proposed are purely ornamental and would not be considered an elaborate architectural detail. Therefore, the Project would comply with Standard 7.

Standard 8: **Additions to non-contributing buildings should be compatible with the mass, scale and setbacks of the existing building and surrounding historic properties.**

The residence is much smaller and further set back than other buildings on this block of E. Toluca Avenue. In its current condition, the existing 480 sq. ft. residence is set back approximately 45 feet from the line of the sidewalk, which terminates west of the property and approximately 68.6 feet from the centerline of the street. The existing floor area ratio (FAR) is 0.10 (672 sq. ft. building area [480 sq. ft. residence and 192 sq. ft. garage] / 6,720 sq. ft. lot area), which is much lower than the surrounding properties (see **Attachment C, Sheet A-03**).

The building/lot area and FAR of the contributing properties on E. Toluca Avenue are listed below (see **Attachment C, Sheet A-03** for all properties on E. Toluca Avenue):

Address	Building/Lot	FAR
545/548 S. Grand Street (corner of E. Toluca Avenue)	3,502 sq. ft./11,250 sq. ft.	= 0.31
325/327 E. Toluca Avenue	3,120 sq. ft./ 9,375 sq. ft.	= 0.33
334 E. Toluca Avenue	1,446 sq. ft./ 4,792 sq. ft.	= 0.30

The proposed Project would add 1,192 sq. ft. to the existing 672 sq. ft. of building area, resulting in 1,864 sq. ft. total. The new FAR would be 0.28. Although the new construction would be larger than the existing building area, the new total building area and FAR would be less than the contributing buildings on the block (see list above). The Project will also keep the existing building form at one story, while the addition will bring the front elevation to be in line with the setbacks of the other buildings on the north side of the block. Due to the very modest size and large setback of the existing building, a unique condition arises where the proposed new building will actually be more similar to the mass, scale, and setbacks of the surrounding Historic District than the current building. Therefore, the proposed Project will comply with Standard 8.

Standard 8a: Generally, an addition should be no larger than the existing width and height of the non-contributing building and should not exceed the dimensions of surrounding historic properties.

The proposed addition will be wider than the existing residence. However, the subject property is the smallest residence on this section of E. Toluca Avenue at only 480 sq. ft. Although the addition will be wider than the existing building, the addition will only be one-story in height and the total square footage will be comparable to the surrounding historic properties along E. Toluca Avenue. Additionally, due to the narrow width of the parcel and its mid-block location, the addition will not be fully visible to the public right-of-way as it extends north towards the rear of the parcel. Therefore, taking into account the unique conditions of the existing building and site, the proposed Project will comply with Standard 8a.

Standard 8b: The prevailing pattern of setbacks on the street should be retained.

Of the ten properties fronting E. Toluca Avenue, the majority have a setback from the sidewalk between 10 to 20 feet. The existing building is currently an outlier with a 45-foot setback as measured from the front porch to the sidewalk, which ends just west of the existing driveway. As proposed, the building would have a 20-foot front yard setback that would better reflect the prevailing pattern on E. Toluca Avenue. Therefore, the Project will comply with Standard 8b.

Standard 8c: Simple roof forms that reflect the form of the non-contributing building and surrounding historic buildings are appropriate.

The existing building is the only building on E. Toluca Avenue with a flat roof. Rather than alter the existing roof form to mimic the surrounding contributing properties with side gable, forward-facing gable, and hipped roof forms, the Project proposes to retain the existing flat roof, which would be reflected in the addition. Therefore, the proposed Project will comply with Standard 8c.

Standard 8d: Second story additions to a one-story structure are discouraged. If proposed, a second story addition shall not cause a loss of privacy for surrounding properties and shall be compatible with the size, mass, and scale of properties on the same street.

The Project does not propose construction of a second story addition; therefore, the Project complies with Standard 8d.

Standard 8e: Conversion of attic space to habitable area within the existing roofline is encouraged. A half story addition may be appropriate, provided that the scale, size, and roof form are compatible with the streetscape.

The Project does not propose conversion of attic space or construction of a half-story addition; therefore, the Project complies with Standard 8.

6. STANDARDS FOR HISTORIC RESIDENTIAL BUILDINGS – SETTING[19]

The setting and streetscapes within a historic district are vital to creating cohesion and a sense of place. Therefore, the relationship between the buildings as well as front yard and side yard setbacks, landscaping, hardscaping, fencing and lighting contribute to the overall character of the Historic District.

Standard 1. **The prevailing pattern of open space in the front and side yards of contributing properties should be preserved.**

The proposed Project will result in a front yard setback and side yard dimensions that are comparable to contributing properties on E. Toluca Avenue (see **Section 5, Standard 8b**). Additionally, it is worth noting that the existing residence is very modest in size and scale with deep front and side yard setbacks that are inconsistent with the character-defining features of the Historic District. As a result of the proposed Project, the subject property would be brought into conformance with the pattern of open space found across contributing properties. Therefore, the Project as proposed complies with Standard 1.

Standard 2. **Historic walkways, driveways, and other hardscape features in the front yard shall be preserved.**

Standard 2 is not applicable. The property is a non-contributor and does not have any historic walkways, driveways, or hardscape features.

Standard 2a. **Unpainted historic walls, curbs, or planters should not be painted.**

Standard 2a is not applicable. The property is a non-contributor and does not have any historic walls, curbs, or planters.

Standard 3. **Repairs or expansion of paving or hardscape features should match the historic features in materials, color, texture, and finish.**

The parkway that characterizes the Historic District terminates at the west side of the existing driveway. No repairs or expansion of the sidewalk are proposed. The existing concrete driveway would be retained and extended north to the south elevation of the proposed new garage building using concrete to match the existing. Therefore, the Project is consistent with Standard 3.

Standard 3a. **The appropriate concrete paving material for driveways or walkways is a natural grey concrete, textured to expose the fine aggregates through an acid wash or light retardant finish.**

All new concrete paving, such as the northern extension of the driveway, would be concrete with a natural grey color with exposed fine aggregates through an acid wash or light retardant finish (see **Attachment C, Sheet A-01**). Therefore, the Project as proposed is consistent with Standard 3a.

Standard 3b. **Alternate paving materials in front or side yards visible from the street may be considered, if they are compatible with the building and the streetscape.**

Standard 3b does not apply. No alternate paving materials are proposed.

[19] Orange City Council. "Historic Preservation Design Standards". (City of Orange, December 12, 2018), page 27, April 8, 2025.

Standard 4. **Parkways, front yards, and side yards should be reserved for landscape. Paving or non-porous surfaces should be minimized.**

Paving will be limited to the driveway and the remainder of the parcel will be covered in landscaping. As proposed, the Project complies with Standard 4.

Standard 5. **Parking areas should be located at the rear of the site and should be screened from public view by appropriate fencing or landscaping.**

The detached garage and associated parking area is located toward the rear of the existing residence. Approximately ½ of the front elevation of the garage would be concealed behind the residence with proposed addition. Combined with the distance from the street to the front of the garage (approximately 124 feet), parking would be minimally visible. Additionally, there are multiple other properties on the block that have visible garages and parking spaces located at the front of their lots, including two contributors (334 and 320 E. Toluca Avenue). Overall, the proposed Project would comply with Standard 5.

Standard 6. **Widening an existing driveway is generally not appropriate.**

The existing driveway would be retained and only a small portion would be widened toward the rear of the parcel at the proposed new garage such that it would be minimally visible from the street. This minor widening of the existing driveway is consistent with the City's minimum width requirement of 16-feet to provide adequate space for a two-car garage. The current driveway does not meet this width requirement, making it non-compliant with the necessary standards for the proposed construction and usage. In order to meet the City's minimum driveway width requirements, strict compliance with Standard 6 is not feasible. However, the driveway has only been widened where necessary.

Standard 6a. **Driveways between 9 and 12 feet are generally appropriate and provide adequate room to maneuver vehicles.**

The existing driveway is 12 feet wide and will be retained. As such, the Project as proposed complies with Standard 6a.

Standard 6b. **Driveways may have a center planting strip. The planting strip should be a minimum of 18 inches wide.**

Standard 6b is not applicable. The existing driveway would be retained and no center planting strip is proposed.

Standard 7. **Front yard fencing may be installed, provided that it matches the prevailing pattern of fencing in the streetscape.**

Standard 7 is not applicable. The Project does not propose any new front yard fencing. Standards 7a through 7g are also not applicable for the same reason.

Standard 8. **Rear yard opaque fencing for privacy may be appropriate, provided that the design and materials are compatible with the building and the neighborhood.**

Standard 8 is not applicable. The existing wood fencing in the rear yard would be retained. The Project does not propose any new fencing, other than small gates within the east side yard that would be 3 ft. wide and 5 ft. tall and minimally visible due to their location. Nevertheless, the proposed wood gates would be compatible with the existing wood fencing and materials used throughout the Historic District.

Standard 8a. **If a six foot rear or side yard fence is located next to the street, it is strongly encouraged to have a 24 inch planting strip between the sidewalk and the fence.**

Standard 8a is not applicable. The property is not located on a corner parcel; no side yards are street adjacent.

Standard 9. **Vinyl, chain link, and plastic fences are prohibited.**

Standard 9 is not applicable. No new fencing is proposed. Existing wood fencing, which is compatible with the Historic District in terms of materials, would be retained. Proposed new gates within the east side yard would be constructed of wood, a compatible material.

Standard 10. **Mature trees and hedges, including street trees, should be preserved or replaced with compatible plantings as necessary**

Two existing trees would be removed as a result of the Project: an orange tree in the front yard and palm tree located within the west side yard. Removal of these trees are necessary to accommodate the required access to the new detached garage. Compatible plantings along the base of residence within the front and west side yard are proposed to replace the trees (see **Attachment C, Sheet L-100**). Therefore, the proposed Project complies with Standard 10.

Standard 11. **Drought tolerant alternatives to lawns may be appropriate if the alternatives are compatible with the character of historic front yards and parkways. Front yards are generally characterized by low-growing lawns with foundation plantings at the base of the buildings or cottage gardens with a variety of plantings. Low-water alternative plant species appropriate to the climate may be used, if they are compatible with the historic character of front yards and parkways. In areas visible from the street, yards and parkways that are primarily gravel, mulch or unplanted soil are generally not compatible**

The site notes on the proposed plans specify to "provide at front yard low-growing lawns with foundation plantings at the base of the building or cottage gardens with a variety of plantings" (see **Attachment C, Sheet A-01 and Sheet A-02**). All front yard will consist of landscaping that meets this description as detailed in the proposed landscape plans (see **Attachment C, Sheet L-100**)). Therefore, the Project is consistent with Standard 11.

Standard 12. **Artificial turf is prohibited in parkways, front yards, and side yards visible from the street.**

No artificial turf is proposed. The Project complies with Standard 12.

7. STANDARDS FOR HISTORIC BUILDING FEATURES – MECHANICAL SYSTEMS[20]

Mechanical systems allow historic buildings to house contemporary uses. The Design Standards recommend that mechanical systems be located in areas on a property that are not visible from the public right-of-way so as to not diminish the character of the Historic District..

Standard 1: **Mechanical equipment shall be located in areas not visible from the street.**

The proposed mechanical equipment includes one new tankless water heater, one mini split unit, a new gas meter, and a new electrical meter. As proposed, the new mechanical equipment will all be located along the east

[20] Orange City Council, "Historic Preservation Design Standards" (City of Orange, December 12, 2018), page 25, April 8, 2025.

elevation of the residence, oriented towards the rear and side yards (see Attachment C, Sheet A-01). They will not be visible from the street or public right-of-way due to the narrow parcel size and east yard setback, and will be further concealed behind a wood fence with gate. Therefore, the Project complies with Standard 1.

Standards 1a-1d are related to mechanical equipment constructed on historic buildings or added to the roof of the building. As the property is a non-contributor to a historic district and no mechanical systems are proposed to be added to the roof, Standards 1a-1d are not applicable.

Standard 2: Solar panels shall be located in areas that are least visible from the street.

Standard 2 (including Standards 2a-2g) are related to the placement and installation of solar panels. The Project does not propose solar panels; therefore Standard 2 and Standards 2a-2g are not applicable.

8. RECOMMENDATIONS AND CONCLUSIONS

After conducting a review of the plan set for the proposed work (Westcoast Drafting, November 18, 2025, see Attachment C), GPA concludes that the proposed work demonstrates overall compliance with the City of Orange Historic Preservation "Design Standards for Non-Contributing Buildings in Historic Districts," the "Standards for Historic Residential Buildings – Setting," and the "Design Standards for Historic Building Features – Mechanical Systems." As proposed, the Project will not result in any direct impacts to the physical integrity of any contributing features of the Historic District. Additionally, because the proposed Project has been designed to be consistent with the City's Design Standards, will be comparable in size, scale, and massing to the existing residence as well as neighboring buildings, and incorporates compatible building features and materials, the proposed Project will not result in any indirect impacts to the integrity of the Historic District as a whole.

Thank you for your consideration of this memo. Please do not hesitate to contact me with any questions.

Sincerely,

Audrey von Ahrens
Senior Architectural Historian
audrey@gpaconsulting-us.com

Attachments

A. Résumés

B. City of Orange Historic Preservation Design Standards
   - Non-Contributing Buildings in Historic Districts
   - Historic Residential Buildings – Setting
   - Historic Building Features – Mechanical Systems

C. Proposed Plan Set - Westcoast Drafting, November 18, 2025

D. Old Towne Orange NRHP Historic District Nomination (excerpts relevant to 405 E. Toluca Avenue)

E. 2005 DPR 523 Form

F. Current Photographs

ATTACHMENT A: RÉSUMÉS

JENNA KACHOUR



Jenna Kachour is a Senior Associate Architectural Historian at GPA. She has 16 years of diversified planning experience in the private, public, and non-profit sectors. She has been dedicated to the field of historic preservation since 2010. Trained as a planner, Ms. Kachour's work at GPA is informed by her understanding of preservation's role within the larger context of land use and decision making. Since joining GPA in 2013, she has skillfully supervised the preparation of environmental compliance documents in accordance with the California Environmental Quality Act, National Environmental Policy Act, and Section 106 of the National Historic Preservation Act for projects throughout California. Her involvement in several large-scale transportation corridor projects has entailed the management of historical resource surveys across multiple jurisdictions. Jenna is also experienced in preparing applications for Mills Act Historic Property Contracts as well as inspecting properties with existing contracts.

Educational Background:

- Master of Planning, University of Southern California, 2007
- Graduate Certificate, Historic Preservation, University of Southern California, 2007
- B.S., Public Policy, Management and Planning, University of Southern California, 2007

Professional Experience:

- GPA Consulting, Senior Associate Preservation Planner/Architectural Historian, 2021-Present
  - Senior Preservation Planner, 2017-2021
  - Associate Preservation Planner, 2013-2016
- Pasadena Heritage, Preservation Director, 2010-2013
- Deborah Murphy Urban Design + Planning, Planner, 2009-2010
- Brown/Meshul, Inc. Land Use Consultants, Assistant Project Manager, 2006-2009

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- 2830 E. Wardlow Road, CEQA Historical Resources Evaluation Report, Long Beach Airport, 2022
- Midtown Specific Plan, CEQA Historical Resource Report, Long Beach, 2015
- 1711 Harbor Avenue, Historic American Engineering Record-Like Documentation, Long Beach, 2023
- Sixth Street Bike Boulevard Project, Section 106 Technical Studies, Long Beach, 2016
- Daisy Corridor Bike Boulevard Project, Section 106 Technical Studies, Long Beach, 2016
- Drake Park Survey Update, Long Beach, 2018-2019
- Mills Act Program Recommendations Report, Long Beach, 2014
- Mills Act Periodic Inspections, Long Beach, 2014
- 1500 W. Adams Boulevard, CEQA Historical Resources Technical Report, Los Angeles, 2022-2023
- Alondra Community Regional Park, Secretary of the Interior's Standards Compliance, Los Angeles County, 2022
- North Hollywood Southern Pacific Railroad Depot, Secretary of the Interior's Standards Compliance Memo, Los Angeles, 2021
- 325 S. Boyle Avenue, CEQA Historical Resources Technical Report, Los Angeles, 2022-2023
- 200-202 W. Ojai Avenue, Secretary of the Interior's Standards Compliance Memorandum, Ojai, 2022
- Los Angeles Union Station Five New Capital Projects, CEQA Historical Resources Technical Memorandum, Los Angeles, 2020-2021

AUDREY VON AHRENS



Audrey von Ahrens is a Senior Architectural Historian at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resources surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act Property Contract applications and the inspection and reporting of properties applying for or with existing contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies and Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Senior Architectural Historian, 2024-Present
  - Associate Architectural Historian, 2021-2024
  - Architectural Historian II, 2017-2021
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

- Meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Downtown Los Angeles Neighborhood Council, Planning and Land Use Committee (DLANC), 2018-2024
- DLANC, Board of Directors, Alternate, 2019-2024

Selected Projects:

- 200-202 W. Ojai Avenue, Secretary of the Interior's Standards Compliance Memorandum, Ojai, 2022
- 2830 E. Wardlow Road, CEQA Historical Resources Evaluation Report, Long Beach Airport, 2022
- 31382 Monterey Street, Secretary of the Interior's Standards Memorandum, Laguna Beach, 2022
- 325 S. Boyle Avenue, CEQA Historical Resources Technical Report, Los Angeles, 2022-2023
- 3605 Spring Street, CEQA Historical Resources Evaluation Report, Long Beach Airport, 2023
- 3917 Long Beach Boulevard, CEQA Historical Resources Evaluation Report, Long Beach, 2019
- 556 Broadway, CEQA Historical Resources Evaluation Report, Chula Vista, 2021-2022
- 7740-7770 McGroarty Street, CEQA Historical Resources Evaluation Report, Los Angeles, 2021
- Acres of Books, Historic Mitigation Measure Implementation, Long Beach, 2023
- Georgian Hotel, Secretary of the Interior's Standards Compliance Memorandum, Santa Monica, 2021
- Long Beach Armory, Historic American Building Survey Documentation, Long Beach, 2019
- Long Beach Historic District Design Guidelines, 2017-2019
- North Hollywood Southern Pacific Railroad Depot, Secretary of the Interior's Standards Compliance Memo, Los Angeles, 2021
- Villa Riviera, Secretary of the Interior's Standards Memorandum, Long Beach, 2019
- Whittier Citrus Packing House, Historic Property Treatment Plan, Whittier, 2022-2023

PHOEBE RAYBURN



Phoebe Rayburn is an Architectural Historian I at GPA. She has been involved with the field of historic preservation since 2024. Phoebe graduated from the College of Charleston with a bachelor's degree in historic preservation and community planning and a minor in art history. At GPA, she assists the architectural historian team with the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA), and the Secretary of the Interior's Standards (SOIS). Prior to GPA, Ms. Rayburn was a preservation intern at the Historic Charleston Foundation, where she performed historic property inspections, coordinated inspection schedules, prepared and mailed inspection reports, and performed archival research on endangered historic properties for presentation. She is proficient in a number of software programs, including AutoCAD, Adobe InDesign, SketchUp, Adobe Photoshop and Lightroom, and Microsoft Office. She uses these skills to add depth to her analyses and reports in the form of maps, illustrations, and graphics.

Educational Background:

- B.A., Historic Preservation and Community Planning, Minor in Art History, College of Charleston, 2024

Professional Experience:

- GPA Consulting, Architectural Historian I, February 2025 – Present
- Historic Charleston Foundation, Preservation Intern, January 2024 – May 2024

Selected Projects:

- Kensington Historic District, National Register of Historic Places Nomination Form, San Diego, 2025
- 8910-8924 Ardendale Avenue, CEQA Historical Resource Evaluation Report, San Gabriel, 2025
- Lodi Downtown Specific Plan Historic Resources Inventory, Lodi, 2025
- Telegraph Road over San Gabriel River Bridge, Section 106 Historic Property Survey Report, Los Angeles County, 2025
- 1323 South Pacific Street, CEQA Historical Resources Evaluation Report, Oceanside, 2025
- Henningsen-Lotus Road Multi-Use Trail, Section 106 Historic Property Survey Report, El Dorado County, 2025
- I-405 Auxiliary Lanes from I-110 to Wilmington, Section 106 Historic Property Survey Report, Los Angeles County, 2025
- Max Berg Plaza Park Fountain Rehabilitation, Section 106 Historic Property Survey Report, San Clemente, 2025
- Washington Boulevard Bridge over Rio Hondo Channel, Section 106 Historic Property Survey Report, Pico Rivera, 2025

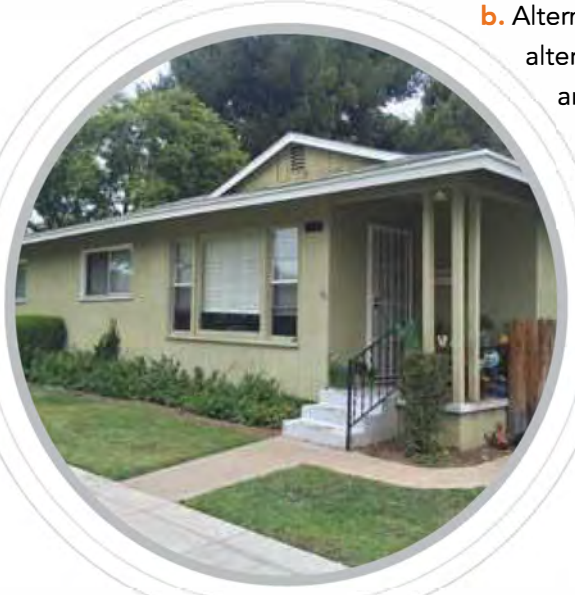
ATTACHMENT B: CITY OF ORANGE HISTORIC PRESERVATION DESIGN STANDARDS

STANDARDS FOR NON-CONTRIBUTING BUILDINGS IN HISTORIC DISTRICTS



Standards for non-contributing buildings are intended to preserve the visual character of the historic district as a whole. Although non-contributing buildings are not considered to be historic, they have an impact on the streetscape of the historic district and alterations or additions to these properties should be in keeping with the character of the neighborhood.

1. Non-contributing properties shall comply with the Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.
2. Non-contributing properties shall comply with the Standards for Historic Building Features – Mechanical Systems.
3. Front porches are a common feature of historic residences in Old Towne. Removing or infilling an existing front porch on a non-contributing building is generally not compatible with the Historic District.
4. The primary building should have a main entrance and facade oriented toward the street.
5. Windows and doors should be compatible with the building's predominant architectural style or with historic buildings in the Historic District.
6. The use of traditional building materials found on historic buildings in the Historic District is encouraged for non-contributing buildings.
   a. Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of traditional materials used in the Historic District.
   b. Alternatives to traditional building materials may be considered, if the alternative material is compatible with the building's predominant architectural style or with comparable contributing buildings in the Historic District.
   c. Vinyl windows are inappropriate for use on non-contributing buildings.



Typical non-contributing residence in Old Towne

7. The use of elaborate architectural details or ornamentation that is not compatible with the building's predominant architectural style or surrounding contributing buildings should be avoided.

8. Additions to non-contributing buildings should be compatible with the mass, scale and setbacks of the existing building and surrounding historic properties.

   a. Generally, an addition should be no larger than the existing width and height of the non-contributing building and should not exceed the dimensions of surrounding historic properties.

   b. The prevailing pattern of setbacks on the street should be retained.

   c. Simple roof forms that reflect the form of the non-contributing building and surrounding historic buildings are appropriate.

   d. Second story additions to a one-story structure are discouraged. If proposed, a second story addition shall not cause a loss of privacy for surrounding properties and shall be compatible with the size, mass, and scale of properties on the same street.

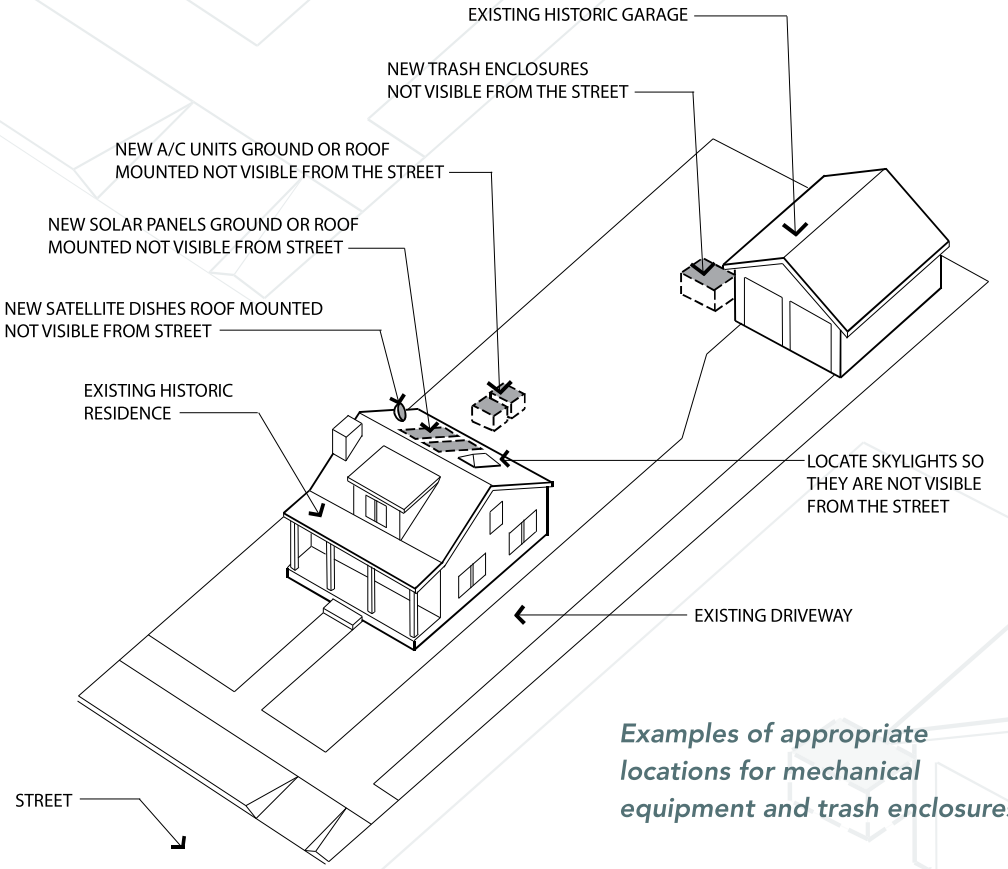
   e. Conversion of attic space to habitable area within the existing roofline is encouraged. A half story addition may be appropriate, provided that the scale, size, and roof form are compatible with the streetscape.



4. Removing non-historic features where possible is strongly encouraged.
    a. In some cases, these later additions may be obscuring original historic materials that can be recovered.
5. If historic features are missing, replacement should be based on historic documentation. If historic photographs or physical evidence, such as remnant marks on the structure, are not available, the design of replacement details should be based on similar elements on buildings of the same architectural style in the neighborhood.
6. Adding architectural details or elaborate decorative elements that are not appropriate to the architectural style of the building or are not clearly based on evidence from the building's history should be avoided.
7. Paint colors that are appropriate to the period and style of the building are strongly encouraged.

Mechanical Systems

Mechanical systems help to adapt historic buildings to contemporary uses. With careful planning, most can be located where they cannot be seen from the street and will not detract from the character of the historic district.



Examples of appropriate locations for mechanical equipment and trash enclosures

1. Mechanical equipment shall be located in areas not visible from the street.
    a. Equipment mounted directly on a historic building should be attached using the least invasive method, without damaging historic features.
    b. Roof-mounted equipment is only appropriate on flat roofs with existing parapet walls to fully screen the equipment.
    c. Satellite dishes and similar equipment shall be located in areas that are least visible from the street.
    d. Ground-mounted or building-mounted equipment shall be appropriately screened from view from the street.
2. Solar panels shall be located in areas that are least visible from the street.
    a. Rooftops of detached garages or rear-facing roofs of primary buildings are the most appropriate locations for solar panels.
    b. On flat roofs with parapet walls, solar panels may be installed on the full extent of the roof, provided that the panels are not visible above the parapet walls.
    c. On sloped roofs, solar panels shall be installed on the rear 50 percent of the roof of the primary building.
    d. On corner lots, for buildings with sloped roofs, solar panels shall be installed on the interior 25 percent of the roof of the primary building.
    e. If the permitted locations for solar panels in Standard 2c or 2d cause the installation to be visible from the street, staff may require the proposed system to be modified to reduce its visibility. The modification shall not significantly increase the cost of the system or significantly decrease its efficiency, as defined by California Civil Code Section 714.
    f. Solar panels shall be parallel to the roof plane, shall not extend more than 10 inches above the roof surface, and shall not overhang or alter existing rooflines.
    g. Solar panels shall be attached to roofs using the least invasive method possible, without damaging historic features.
    h. Solar panels shall be neatly arranged in a rectangular format with no gaps between the panels.



The back side of this roof would be an appropriate place for solar panels

STANDARDS FOR HISTORIC RESIDENTIAL BUILDINGS

These standards apply to single-family structures, multi-family structures, and structures that were originally constructed for residential use and have since been converted to other uses. The Standards for Historic Building Features also apply to all historic residential buildings.

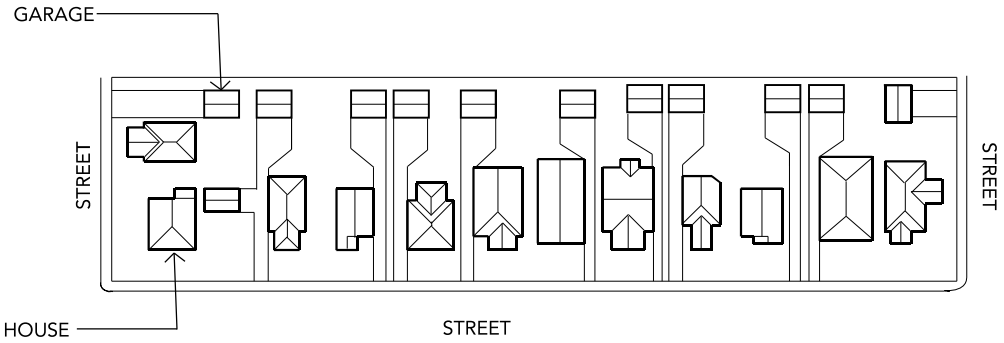


Landscaped parkways and front yards flanking the sidewalk create a pleasant place to walk

Setting

The setting, or streetscape, is a critical component of the sense of place that is important to historic districts. Front yards in historic residential neighborhoods are typically characterized by a progression from the public street to private interior spaces. Streetscapes frequently have common front and side yard setbacks shared by the majority of buildings on the block. Preservation of this streetscape pattern is essential. The streetscape includes the visual character of the street, sidewalks and walkways, buildings, landscape, and street lighting working in concert. Relationships of buildings to each other, setbacks, fencing patterns, views, driveways, walkways, lighting, and street trees all contribute to the character of historic streetscapes.

1. The prevailing pattern of open space in the front and side yards of contributing properties should be preserved.
2. Historic walkways, driveways, and other hardscape features in the front yard shall be preserved.
    a. Unpainted historic walls, curbs, or planters should not be painted.
3. Repairs or expansion of paving or hardscape features should match the historic features in materials, color, texture, and finish.
    a. The appropriate concrete paving material for driveways or walkways is a natural grey concrete, textured to expose the fine aggregates through an acid wash or light retardant finish.



Typical pattern of residential development in Old Towne

b. Alternate paving materials in front or side yards visible from the street may be considered, if they are compatible with the building and the streetscape.

4. Parkways, front yards, and side yards should be reserved for landscape. Paving or non-porous surfaces should be minimized.

5. Parking areas should be located at the rear of the site and should be screened from public view by appropriate fencing or landscaping.

6. Widening an existing driveway is generally not appropriate.

   a. Driveways between 9 and 12 feet are generally appropriate and provide adequate room to maneuver vehicles.

   b. Driveways may have a center planting strip. The planting strip should be a minimum of 18 inches wide.

7. Front yard fencing may be installed, provided that it matches the prevailing pattern of fencing in the streetscape.

   a. Front yard fencing should be low and transparent, using materials that are in keeping with the character of the house.

   b. Wrought iron fences may be appropriate for Spanish Colonial Revival or Tudor Revival houses.

   c. Wood picket fences may be appropriate for Craftsman or Folk Victorian houses.

   d. Utilitarian wire and wood or steel post fences were frequently used during the historic districts' period of significance and are an appropriate style for new front yard fencing.

   e. Solid masonry walls in the front yard are generally not appropriate.

   f. The use of a traditional color palette is encouraged.

   g. Front yard fences are strongly encouraged to have an 18-24 inch planting strip between the sidewalk and the fence.

8. Rear yard opaque fencing for privacy may be appropriate, provided that the design and materials are compatible with the building and the neighborhood.





Compatible fence with landscape area next to sidewalk

a. If a six foot rear or side yard fence is located next to the street, it is strongly encouraged to have a 24 inch planting strip between the sidewalk and the fence.

9. Vinyl, chain link, and plastic fences are prohibited.

10. Mature trees and hedges, including street trees, should be preserved or replaced with compatible plantings as necessary.

11. Drought tolerant alternatives to lawns may be appropriate if the alternatives are compatible with the character of historic front yards and parkways. Front yards are generally characterized by low-growing lawns with foundation plantings at the base of the buildings or cottage gardens with a variety of plantings. Low-water alternative plant species appropriate to the climate may be used, if they are compatible with the historic character of front yards and parkways. In areas visible from the street, yards and parkways that are primarily gravel, mulch or unplanted soil are generally not compatible.



Compatible drought-tolerant landscape

12. Artificial turf is prohibited in parkways, front yards, and side yards visible from the street.

Porches

In residential neighborhoods, porches function as an outdoor living space and a sheltered transition into the house. The various components of porches, including steps, balustrades, columns, pilasters, doors, and cornices, and decorative embellishments, add to the character of historic neighborhoods and help to establish a sense of community. Porches are often a primary character-defining feature of a historic house.

1. Historic porches shall be preserved.

   a. Maintain the location, shape, details, posts, railings, balustrades, and decorative brackets of the historic porch.

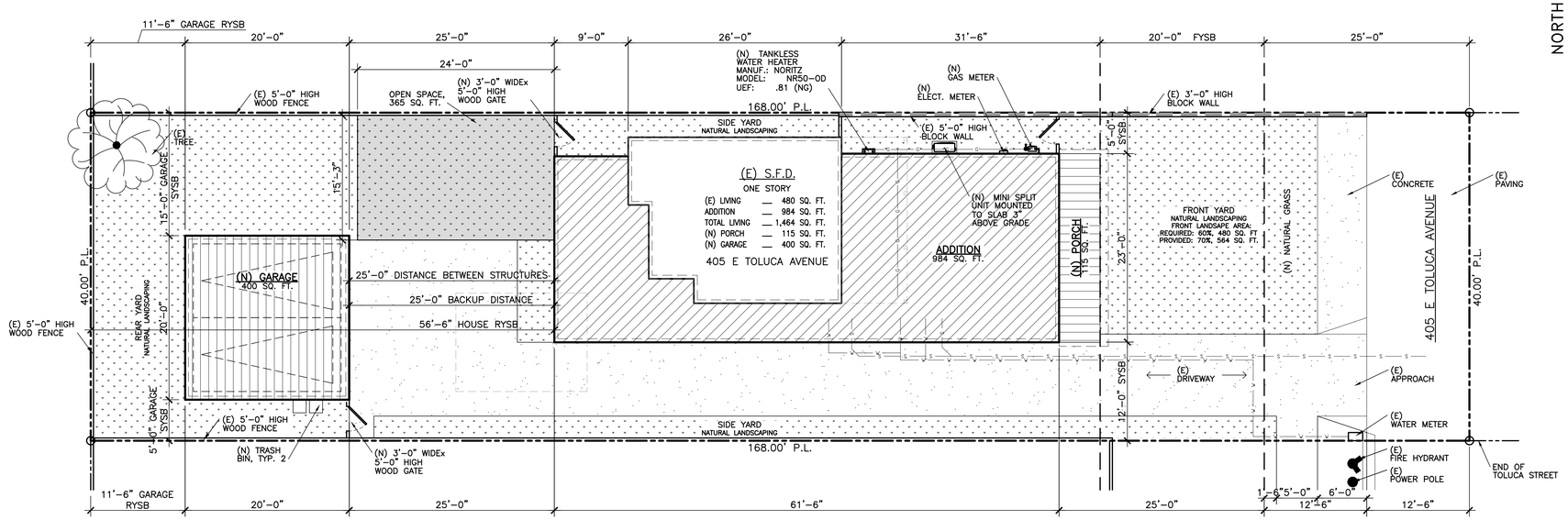
   b. Repair deteriorated decorative elements or replace missing elements to match the existing.

   c. Alterations for accessibility should be designed and built to be minimally visible and to require minimal alterations to historic materials, while allowing equal access to the building.



Historic porch with turned wood columns

ATTACHMENT C: PLAN SET, NOVEMBER 18, 2025



NORTH

NEW SITE PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'
½" 0" ½" 1" 2"

SITE NOTES:

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
2. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. (R401.3); DRAINS OR SWALES SHALL BE CONSTRUCTED IF PHYSICAL BARRIERS PROHIBIT 6" OF FALL.
3. ALL NEW CONCRETE PAVING TO BE NATURAL GREY CONCRETE, TEXTURED TO EXPOSE THE FINE AGGREGATES THROUGH AN ACID WASH OR LIGHT RETARDANT FINISH.
4. PROVIDE AT FRONT YARD LOW-GROWING LAWNS WITH FOUNDATION PLANTINGS AT THE BASE OF THE BUILDINGS OR COTTAGE GARDENS WITH A VARIETY OF PLANTINGS.

RESIDENTIAL PROJECT SUMMARY TABLES

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT
SFR / Garage	SFR / Garage	R-2	Low Medium Density Res.	None

ZONING STANDARDS					
DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
LOT AREA	17.14.070 & 17.14.080	6720	6720	6720	Yes
LOT WIDTH	17.14.070 & 17.14.080	60	40	40	No
LOT DEPTH	17.14.070 & 17.14.080		128	128	Yes
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the "Building Height" definition from OMC Section 17.04.021)	17.14.070 (& 17.14.100 FOR R-3 & R-4)	35	9.75	11.25	Yes
SETBACKS:	17.14.070 & 17.14.090				
Front Yard	17.14.070 & 17.14.090	20	20	20	Yes
Rear Yard	17.14.070 & 17.14.090	10	44.5	11.5	Yes
Side Yard	17.14.070 & 17.14.090	5	3	5	Yes
Side Yard	17.14.070 & 17.14.090	5	16.75	12	Yes
LOT COVERAGE	17.14.070				
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	.70	.10	.28	Yes
Minimum Unit Size (R-3 & R-4 Zones)	17.14.130 & 17.14.140				
Required Open Space:	17.14.070 & 17.14.110				
Private	17.14.110				
Common	17.14.110				
LANDSCAPING: For landscaping standards refer to Page 26-28 of the City of Orange Landscape Standards and Specifications	16.50				
Front Yard	16.50 & 17.12.040(E)				
Rear Yard	16.50 & 17.12.040(E)				
Interior Side Yard	16.50 & 17.12.040(E)				
Street Side Yard (if applicable)	16.50 & 17.12.040(E)				

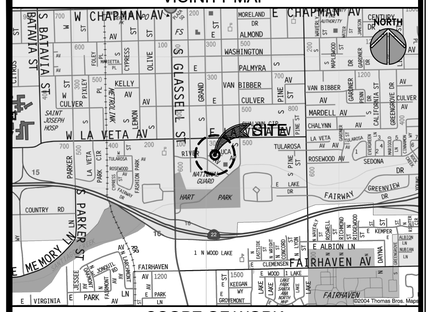
When adjacent to perpendicular parking (Multi-Family only)	16.50	6 feet			
Parking area screening from a public street with 5-gallon shrubs, 3 feet on center (Multi-Family only)	16.50				
Trash Enclosures require a 4-foot wide landscape planter on at least 2 sides (Multi-Family only)	16.50				
Trees required, "unless determined otherwise through site plan and design review" (Multi-Family only)	16.50				
Trees to be removed	16.50				
Existing trees to be preserved	16.50				
Trees to be added	16.50				
25 percent of required trees shall be 24-inch box and 75 percent shall be in 15 gallon containers (Multi-Family only)	16.50				
Shrubs shall be 5-gallon except for groundcover (Multi-Family only)	16.50				
Shrubs are encouraged at the foundation lines of all building elevations seen from the street in 4-foot minimum width planters. Shrubs shall be spaced at 3 feet on center (Multi-Family only)	16.50				
Street trees required as determined by the design review process. (Multi-Family only)	16.50				
Percent of Parking Area (Multi-Family only)	16.50				
IRRIGATED AREA TOTAL	16.50				
Irrigated area added	16.50				
Irrigated area removed	16.50				
FENCE HEIGHT	17.12.070				
Front Yard	17.12.070(B)				
Interior Side Yard(s)	17.12.070(B)				
Street Side Yard	17.12.070(B)				
Rear Yard	17.12.070(B)				
PARKING	17.14.200 & 17.34				
TRASH ENCLOSURE SIZE (Multi-Family only)	16.50				
LIGHTING	17.12.030				
Kelvins	17.12.030				
Fixture Type/Blinder	17.12.030				
Parking lot footcandles	15.52.080(J)				

RESIDENTIAL PROJECT SUMMARY TABLES

SHEET INDEX

A-01	PROJECT DATA, RESIDENTIAL PROJECT SUMMARY TABLES & NEW SITE PLAN
A-02	EXISTING-DEMOLITION SITE PLAN
A-03	BLOCK FLOOR AREA RATIO PLAN, FAR ANALYSIS, PHOTO KEY & PHOTOS
A-04	EXISTING-DEMOLITION FLOOR PLAN, LEGEND-NOTES & SCHEDULES
A-05	NEW FLOOR PLAN, LEGEND-NOTES & SCHEDULES
A-06	EXISTING-DEMOLITION ROOF PLAN
A-07	NEW ROOF PLAN
A-08	EXTERIOR ELEVATIONS
A-09	COLORED EXTERIOR ELEVATIONS
A-10	MATERIAL LIST
PG-01	PROPOSED NATURAL GAS ISOMETRIC & SUPPLY LINE SIZING CALCULATION
PS-01	PROPOSED SEWER LINE SIZING PLAN & CALCULATION
PW-01	PROPOSED WATER SUPPLY LINE SIZING PLAN AND CALCULATION
CS 000	COVER SHEET
L 100	PLANTING PLAN
L 101	DETAILS
L 200	HYDROZONE PLAN & SCHEMATIC IRRAGATION PLAN
L 201	IRRIGATION FORMS
L 202	DETAILS
L 203	DETAILS
L 300	ELEVATIONS
L 301	ELEVATIONS

VICINITY MAP



SCOPE OF WORK

1. ADDITION TO RESIDENCE, 984 SQ. FT. CONSISTING OF 3 BEDROOM, 2 BATH , LIVING, KITCHEN AND FAMILY.
2. REMOVE EXISTING GARAGE, 192 SQ. FT., PROVIDE NEW 2 CAR GARAGE, 400 SQ. FT.
3. REMOVE EXISTING PORCH, 162 SQ. FT., PROVIDE NEW PORCH, 115 SQ. FT.

PROJECT TEAM

OWNER:
GARABET & SALBI BAGHDASARIAN
CONTACT: GARABET BAGHDASARIAN
2006 W LA PALMA AVENUE
ANAHEIM, CA 92801
TEL. (714) 933-0362
EMAIL: rafibaghdasarian@gmail.com

DESIGNER:
WESTCOAST DRAFTING
CONTACT: FELIPE J. CONTRERAS
4605 BUENA VISTA ROAD, SUITE 600-127
BAKERSFIELD, CA 93311
TEL. (562) 879-3756
EMAIL: fjcontreras@wcdrafting.com

GENERAL CONTRACTOR:
TO BE SELECTED

STRUCTURAL ENGINEERING:
TO BE SELECTED

TITLE 24:
TO BE SELECTED

PROJECT DATA

BUILDING DATA

TYPE OF CONSTRUCTION:
TYPE V - B

AREA CONSTRUCTION:
ADDITION — 984 SQ. FT.
(N) PORCH — 115 SQ. FT.
(N) GARAGE — 400 SQ. FT.

AUTOMATIC FIRE SPRINKLER:
NO

ROOFING:
COMPOSITION SHINGLES

OCCUPANCY:
R-3, U

BUIDING HEIGHT:
11'-3" HOUSE
11'-3" GARAGE

CODE APPLICATION:
2022 CALIF. BUILDING CODE
2022 CALIF. MECHANICAL CODE
2022 CALIF. PLUMBING CODE
2022 CALIF. FIRE CODE
2022 CALIF. ELECTRIC CODE
2022 CALIF. GREEN BLDG. STDS. CODE
2022 CALIF. RESIDENTIAL CODE
CALIF. ADMINISTRATIVE CODE
CITY OF ORANGE MUNICIPAL CODE
ALL CURRENT CAL-OSHA LAWS
AND ALL APPLICABLE NATIONAL
AND LOCAL CODES

ZONING CODE DATA

ZONING:
R-2-6

FLOOD ZONE:
N.A.

ADDRESS:
405 E TOLUCA AVENUE
ORANGE, CA 92866

LEGAL DESCRIPTION:
LOT: 12
BLOCK: D,W
TRACT: 175

A.P.N.:
390-103-15

FRONT YARD:
PER CODE — 20'-0"
PER PLAN — 20'-0"

SIDE YARD:
PER CODE — 5'-0"
PER PLAN — 5'-0", 12'-0"

REAR YARD:
PER CODE — 10'-0"
PER PLAN — 11'-6"

MAXIMUM LOT COVERAGE:
PER CODE — N.A.
PER PLAN — N.A

BUILDING USE:
SINGLE FAMILY DWELLING
GARAGE DETTACHED

BUILDING HEIGHT:
PER CODE — 32'-0", TWO STORY
PER PLAN — 11'-3" HOUSE, ONE STORY
PER PLAN — 11'-3" GARAGE, ONE STORY

BUILDING AREAS:
(E) LIVING — 480 SQ. FT.
ADDITION — 984 SQ. FT.
TOTAL LIVING — 1,464 SQ. FT.
(N) PORCH — 115 SQ. FT.
(N) GARAGE — 400 SQ. FT.

HISTORICAL DISTRICT:
YES

LOT SIZE AREA:
40.00'x168.00' = 6,720.00 SQ. FT.

FLOOR AREA RATIO:
PER CODE — .70, 4,704 SQ. FT.
PER PLAN — .28, 1,864 SQ. FT.

OPEN SPACE:
PER CODE — 350 SQ. FT./UNIT
PER PLAN — 365 SQ. FT./UNIT

PARKING:
EXISTING — 1 PARKING SPACE
PROPOSED — 2 PARKING SPACES

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
CELL (562) 879-3756
TEL (562) 438-4595
www.wcdrafting.com
fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

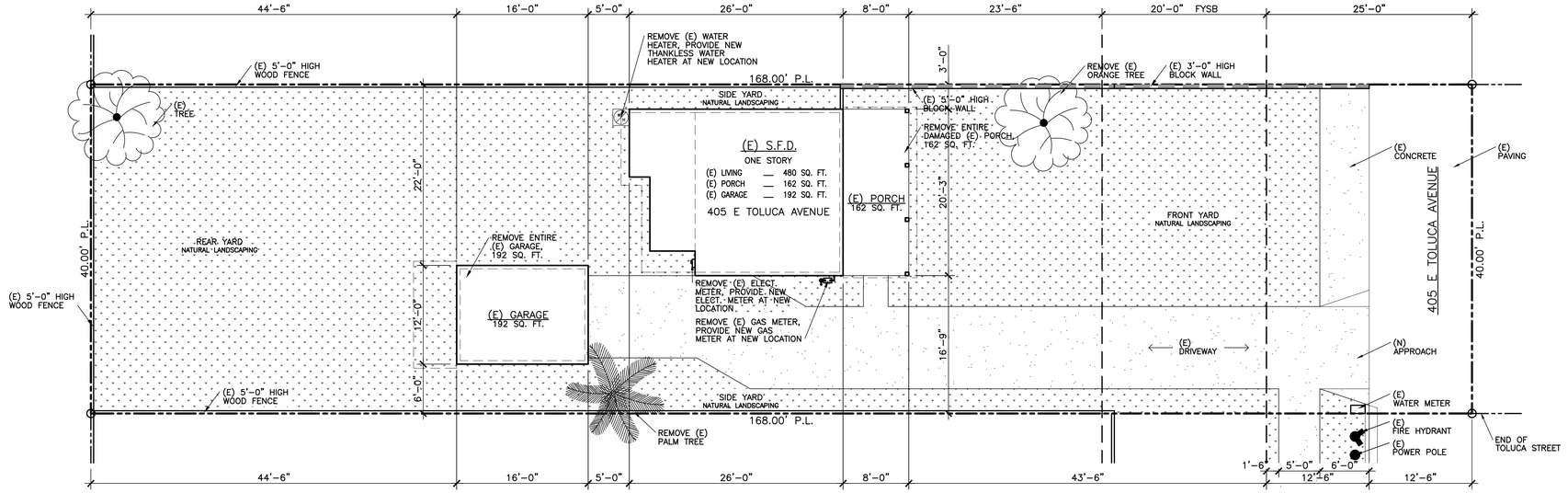
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

date	revisions	#bldgs

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-01
of 10



EXISTING-DEMOLITION SITE PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'
½" 0" ½" 1" 2"

NORTH

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials	revisions	date

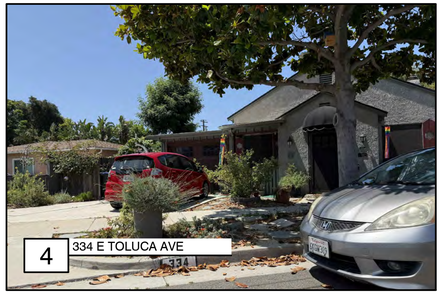
job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-02
of 10



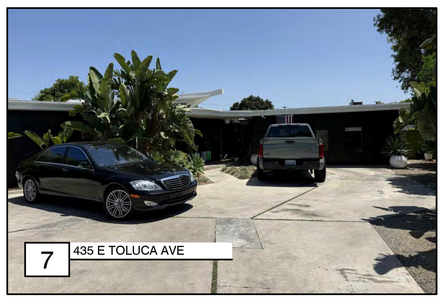










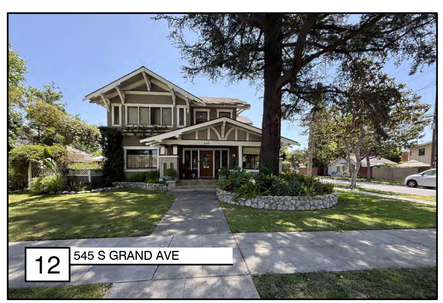










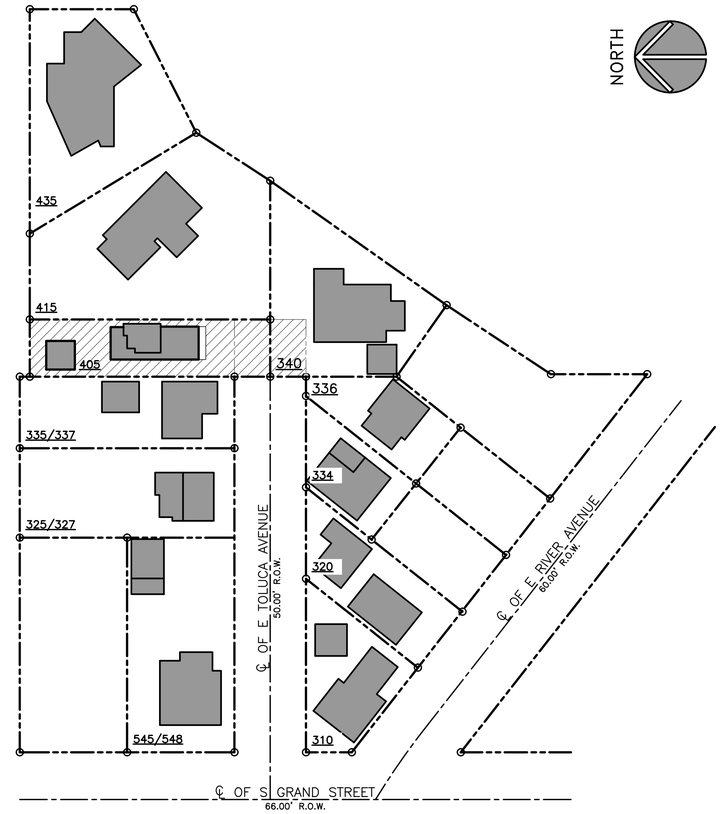


EXISTING FAR ANALYSIS FOR E TOLUCA AVENUE

ADDRESS	AREA/LOT	FAR %
435 E TOLUCA AVENUE	2,438 SF/11,900 SF	= 0.21
415 E TOLUCA AVENUE	1,972 SF/16,117 SF	= 0.12
405 E TOLUCA AVENUE	672 SF/ 6,720 SF	= 0.10
335/337 E TOLUCA AVENUE	3,317 SF/ 7,400 SF	= 0.45
325/327 E TOLUCA AVENUE	3,120 SF/ 9,375 SF	= 0.33
545/548 S GRAND STREET	3,502 SF/11,250 SF	= 0.31
310 E TOLUCA AVENUE	1,910 SF/ 5,483 SF	= 0.34
320 E TOLUCA AVENUE	3,554 SF/ 5,988 SF	= 0.60
334 E TOLUCA AVENUE	1,446 SF/ 4,792 SF	= 0.30
336 E TOLUCA AVENUE	1,117 SF/ 3,900 SF	= 0.28
340 E TOLUCA AVENUE	2,331 SF/10,890 SF	= 0.21
TOTAL AVERAGE EXISTING FAR		= 0.29

PROPOSED FAR ANALYSIS FOR E TOLUCA AVENUE

ADDRESS	AREA/LOT	FAR %
435 E TOLUCA AVENUE	2,438 SF/11,900 SF	= 0.21
415 E TOLUCA AVENUE	1,972 SF/16,117 SF	= 0.12
405 E TOLUCA AVENUE	1,864 SF/ 6,720 SF	= 0.28
335/337 E TOLUCA AVENUE	3,317 SF/ 7,400 SF	= 0.45
325/327 E TOLUCA AVENUE	3,120 SF/ 9,375 SF	= 0.33
545/548 S GRAND STREET	3,502 SF/11,250 SF	= 0.31
310 E TOLUCA AVENUE	1,910 SF/ 5,483 SF	= 0.34
320 E TOLUCA AVENUE	3,554 SF/ 5,988 SF	= 0.60
334 E TOLUCA AVENUE	1,446 SF/ 4,792 SF	= 0.30
336 E TOLUCA AVENUE	1,117 SF/ 3,900 SF	= 0.28
340 E TOLUCA AVENUE	2,331 SF/10,890 SF	= 0.21
TOTAL AVERAGE PROPOSED FAR		= 0.31



BLOCK FLOOR AREA RATIO PLAN 1"=50'-0"

25' 0' 25' 50' 100'
½" 0" ½" 1" 2"



PHOTO KEY - NEIGHBORHOOD N.T.S.

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
CELL (562) 879-3756
TEL (562) 438-4595
www.wcdrafting.com
fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

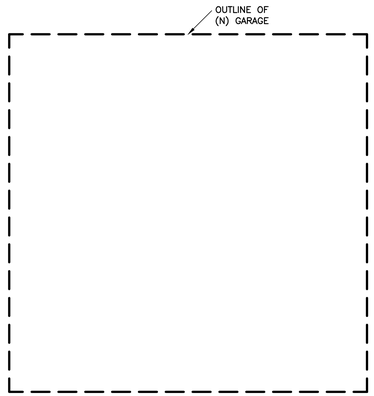
DESIGNER OF RECORD
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

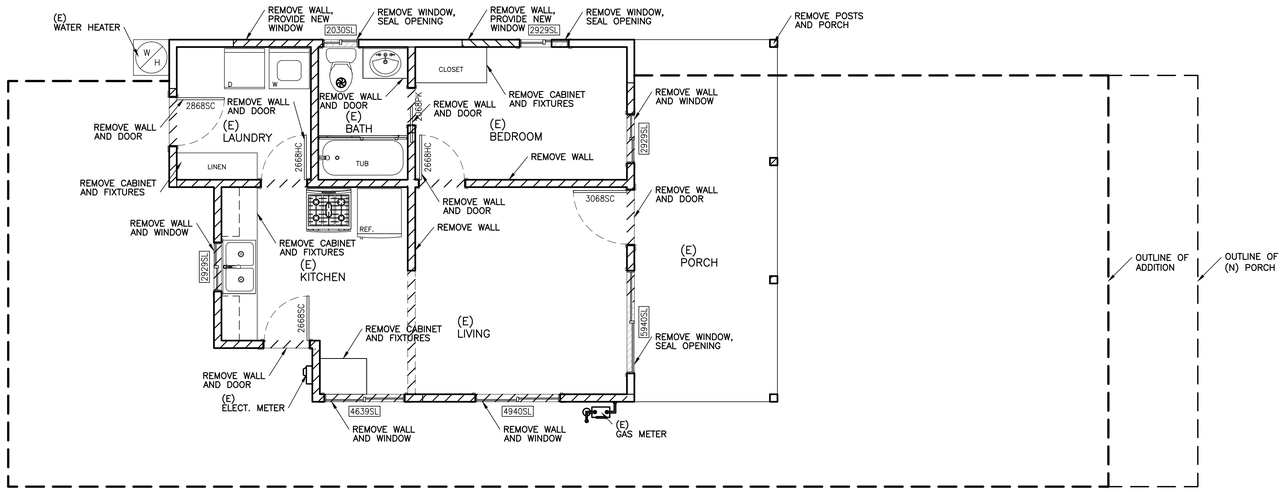
Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the user and/or third party shall hold Westcoast Drafting harmless.

initials					
revisions					
date					

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-03
of 10





NORTH

EXISTING - DEMOLITION FLOOR PLAN

HOUSE

⅛"=1'-0"

4' 0' 4' 8' 16'

½" 0" ½" 1" 2"

WALL LEGEND	
EXISTING WALL	
EXISTING WINDOW, DOOR OR OPENING TO BE FRAMED-IN	
EXISTING TO BE REMOVED	

LEGEND & NOTES

- BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
- CARBON MONOXIDE (CO) ALARM
- S.D. SMOKE DECTECTOR

1. SMOKE DETECTORS AND CARBON MONOXIDE (C.M.) ALARMS:

   A. UL 217 RATED SMOKE ALARMS:

      1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. SMOKE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]

      1.2. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R3 14.3]

      1.3. IN NEW BUILDINGS, SMOKE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R3 14.4 & R314.5]

   B. UL 2034/2075 RATED CARBON MONOXIDE ALARMS:

      1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS OF EXISTING DWELLINGS EXCEEDING $1000 CARBON MONOXIDE ALARMS ARE REQUIRED IN THE SPECIFIC PERMITTED DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES. THE CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]

      1.2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE.[CRC R315]

      1.3. IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R315.1.1 & R315.1.2]

(E) DOOR SCHEDULE

SYM	SIZE	TYPE	QTY.
2068PK	2'-0" x 6'-8"	POCKET	1
2668HC	2'-6" x 6'-8"	HOLLOW CORE	2
2668SC	2'-6" x 6'-8"	SOLID CORE	1
2868SC	2'-8" x 6'-8"	SOLID CORE	1

NOTES:

(E) WINDOW SCHEDULE

SYM	SIZE	TYPE	QTY.
2030SL	2'-0" x 3'-0"	SLIDER	1
2929SL	2'-9" x 2'-9"	SLIDER	3
4639SL	4'-6" x 4'-9"	SLIDER	1
4940SL	4'-9" x 4'-0"	SLIDER	1
5940SL	5'-9" x 4'-0"	SLIDER	1

NOTES:

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

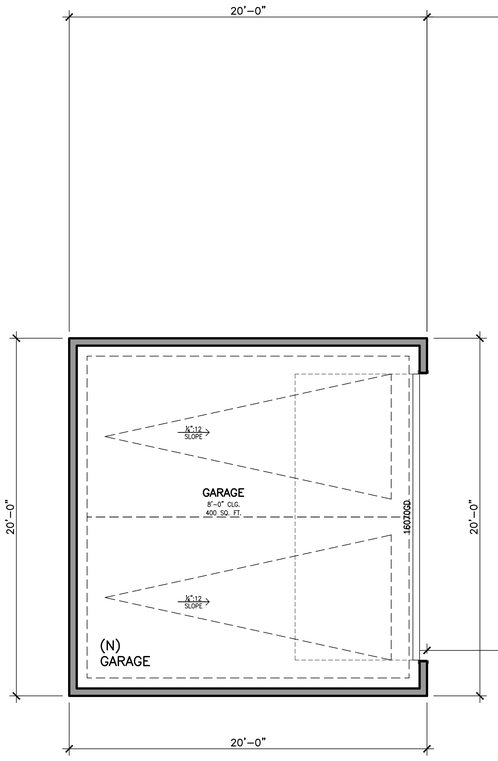
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

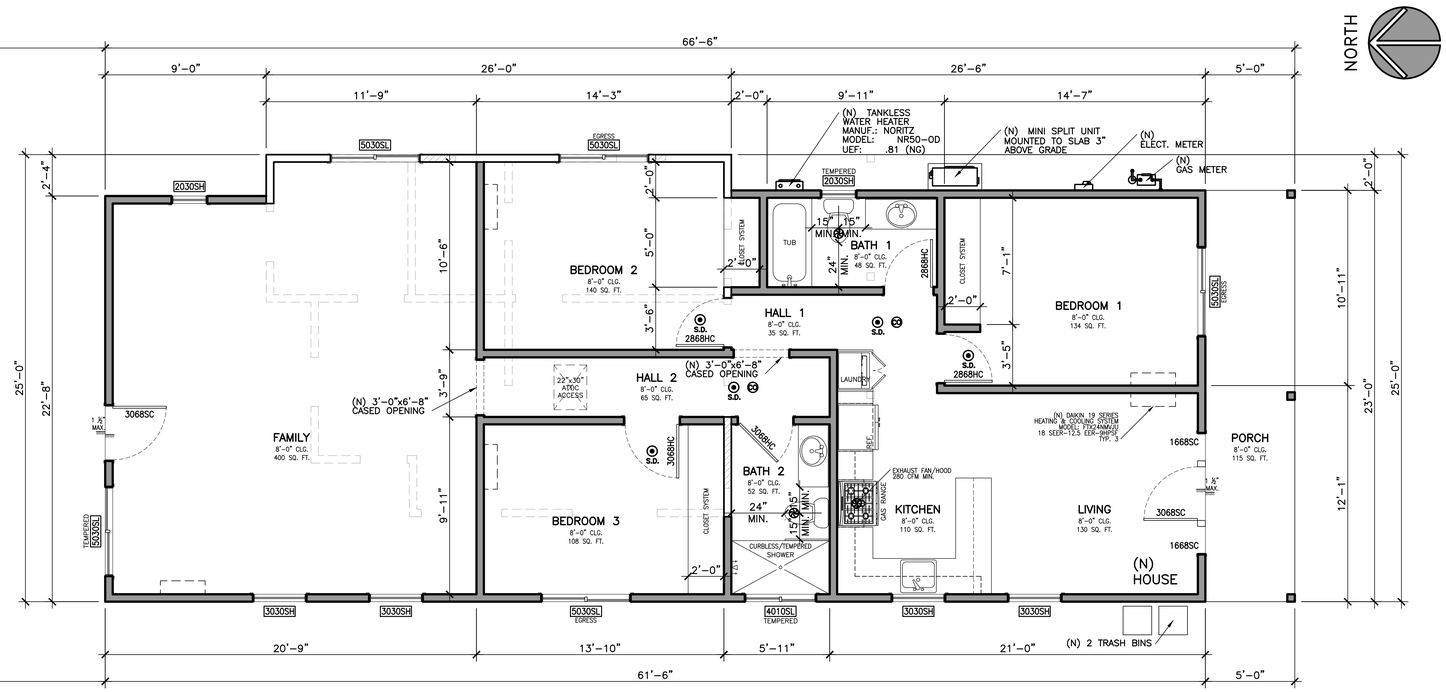
Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

date	revisions	initials

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-04
of 10





NEW FLOOR PLAN

HOUSE/GARAGE

1/8"=1'-0"

4' 0' 4' 8' 16'

1/2" 0" 1/2" 1" 2"

WALL LEGEND	
NEW 2x4 STUD WALL	
EXISTING WALL	
EXISTING WINDOW, DOOR OR OPENING FRAMED-IN	
EXISTING WALL REMOVED	

LEGEND & NOTES

- BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
- CARBON MONOXIDE (CO) ALARM
- S.D. SMOKE DECTECTOR

1. SMOKE DETECTORS AND CARBON MONOXIDE (C.M.) ALARMS:

   A. UL 217 RATED SMOKE ALARMS:

      1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. SMOKE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]

      1.2. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R3 14.3]

      1.3. IN NEW BUILDINGS, SMOKE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R3 14.4 & R314.5]

   B. UL 2034/2075 RATED CARBON MONOXIDE ALARMS:

      1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS OF EXISTING DWELLINGS EXCEEDING $1000 CARBON MONOXIDE ALARMS ARE REQUIRED IN THE SPECIFIC PERMITTED DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES. THE CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]

      1.2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE.[CRC R315]

      1.3. IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R315.1.1 & R315.1.2]

(N) DOOR SCHEDULE			
SYM	SIZE	TYPE	QTY.
HOUSE			
2868HC	2'-8" x 6'-8"	SOLID WOOD	3
3068HC	3'-0" x 6'-8"	SOLID WOOD	2
3068SC	3'-0" x 6'-8"	SOLID WOOD	2
GARAGE			
16070GD	16'-0" x 7'-0"	STEEL	1

NOTES:

(N) WINDOW SCHEDULE			
SYM	SIZE	TYPE	QTY.
HOUSE			
2030SH	2'-0" x 3'-0"	SINGLE HUNG SOLID WOOD	2
3030SH	3'-0" x 3'-0"	SINGLE HUNG SOLID WOOD	4
4010SL	4'-0" x 1'-0"	SLIDER SOLID WOOD	1
5030SL	5'-0" x 3'-0"	SLIDER SOLID WOOD	5
GARAGE			

NOTES:

1. WINDOWS TO BE DOUBLE GLASS. U-VALUE=0.28 (NFRC), SHGC-VALUE=0.21 (NFRC)
2. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED, ETC) BY A MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES. MULTI-PANE ASSEMBLIES SHALL BE IDENTIFIED PER CRC R308.1. [CRC R308.1]

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
CELL (562) 879-3756
TEL (562) 438-4595
www.wcdrafting.com
fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

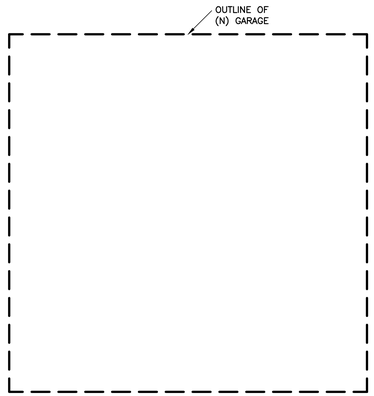
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

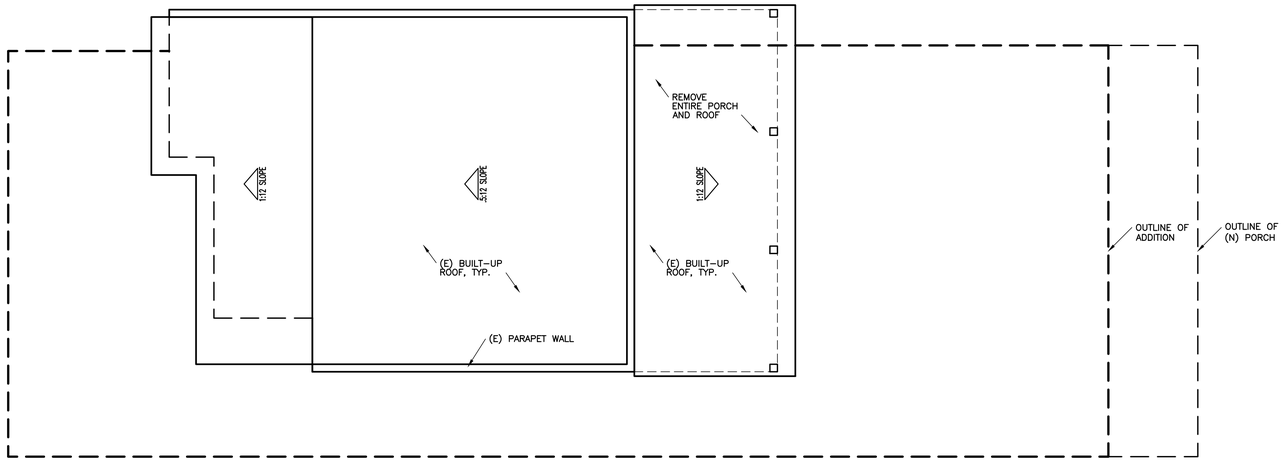
Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the second party shall hold Westcoast Drafting harmless.

initials	revisions	date

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-05
of 10





NORTH

EXISTING - DEMOLITION ROOF PLAN

⅛"=1'-0"

4' 0' 4' 8' 16'
½" 0" ½" 1" 2"

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

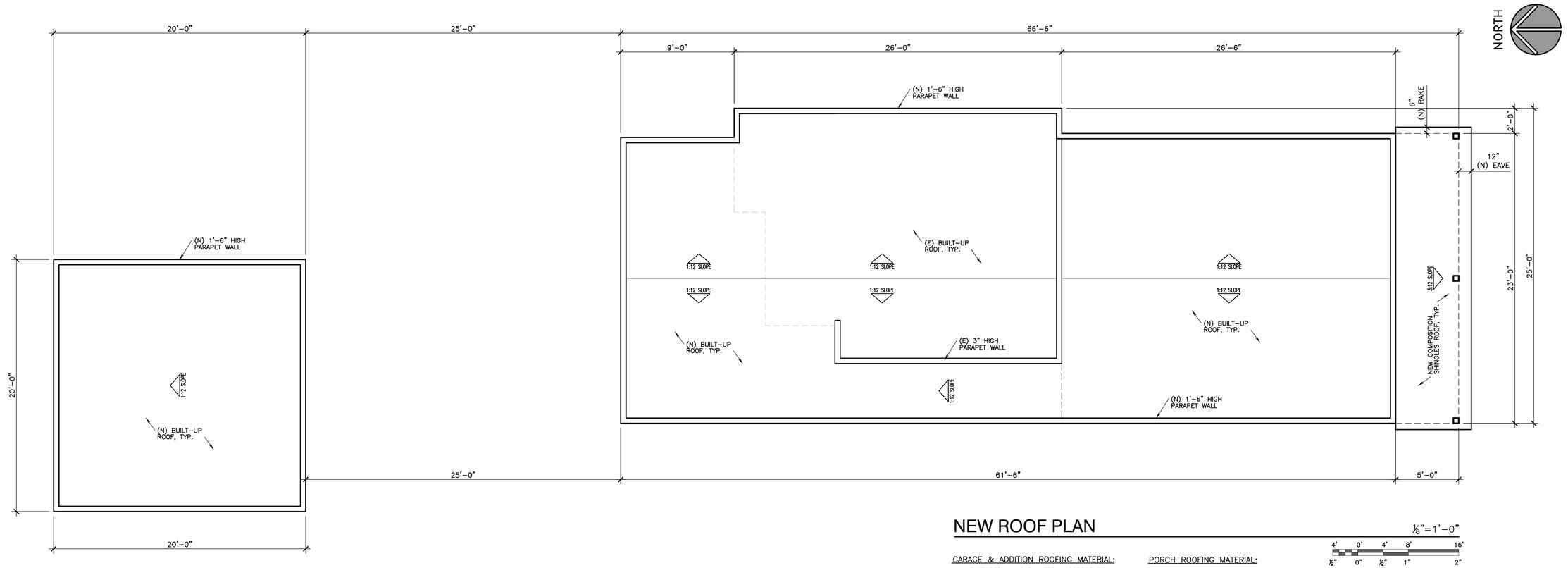
DESIGNER OF RECORD
FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials				
revisions				
date				

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-06
of 10



NEW ROOF PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'
1/2" 0" 1/2" 1" 2"

GARAGE & ADDITION ROOFING MATERIAL:

MANUFACTURER: GAF MATERIAL CORPORATION
TYPE: GAFGLAS #75 BASE SHEET
APPROVAL: ICC-ES ESR 1274
ROLL WEIGHT: 68 LBS/SQ.
CLASS: A

INSTALL BUILT-UP OVER 1-#30 LB FELT.
ALTERNATE: GAF LEATH BACK

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PORCH ROOFING MATERIAL:

MANUFACTURER: GAF MATERIALS CORP.
TYPE: TIMBERLINE 40 ULTRA SHINGLES
COLOR: TO BE SELECTED
APPROVAL: ICC ESR NUMBER: 1475

INSTALL SHINGLES OVER 1-#30 LB FELT
ALTERNATE: GAF LEATH BACK

CLASS "A" COMPOSITION SHINGLES OVER
1 LAYER 30lb FELT TYP. U.L. CLASS 'A'
FIRE RESISTANCE U.L. 790, WIND RESISTANCE
ASTM D 3462, ASTM D3018 TYPE 1.
INSTALLED PER MANUF. SPECS.

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 439-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD
FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials				
revisions				
date				

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-07
of 10

COLOR AND MATERIAL SCHEDULE

1 NEW SIDING:
MANUFACTURER: JAMES HARDIE
TYPE: HARDIE PLANK, SMOOTH
COLOR: BENJAMIN MOORE CSP–725

2 NEW FASCIA BOARD:
MANUFACTURER: JAMES HARDIE
TYPE: HARDIE TRIM BOARD
COLOR: BENJAMIN MOORE CSP–725

3 NEW WINDOW & DOOR TRIM:
MANUFACTURER: JAMES HARDIE
TYPE: HARDIE TRIM BOARD
COLOR: BENJAMIN MOORE BLACK HC–190

4 NEW GUTTER:
MANUFACTURER: SPECTRA METALS
TYPE: 5" GUTTER
COLOR: IRON GRAY

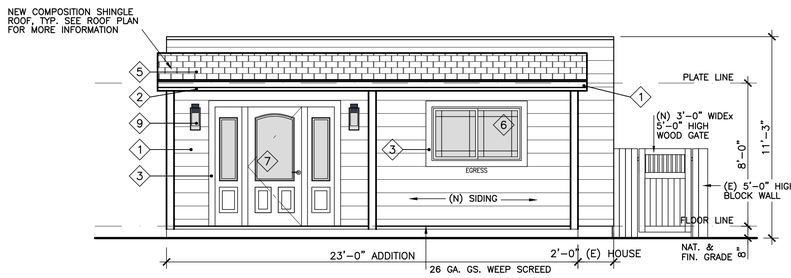
5 NEW PORCH SHINGLE ROOF:
MANUFACTURER: GAF MATERIALS CORP.
TYPE: TIMBERLINE 40 ULTRA SHINGLES
COLOR; CHARCOAL
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 NEW WINDOWS:
MANUFACTURER: JELD WEN
TYPE: REFER TO WINDOW SCHEDULE, DUAL PANE
MATERIAL: SOLID WOOD
COLOR: WHITE
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

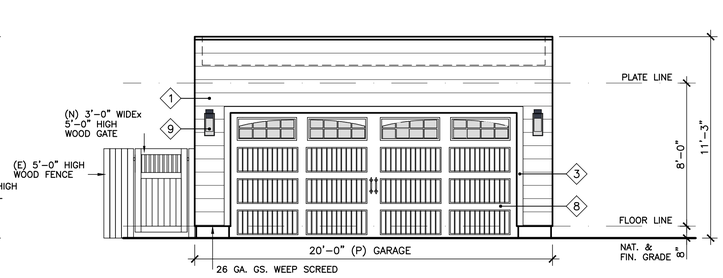
7 NEW ENTRY DOOR:
MANUFACTURER: JELD WEN
MODEL: ARCHITECTURAL COLLECTION
MATERIAL: SOLID WOOD
COLOR: BENJAMIN MOORE BURNT EMBER CSP–120
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

8 NEW GARAGE DOOR:
MANUFACTURER: WAYNE–DALTON
STYLE: SONOMA RANCH ARCH STOCKTON IV
MATERIAL: STEEL
COLOR: BENJAMIN MOORE BURNT EMBER CSP–120
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

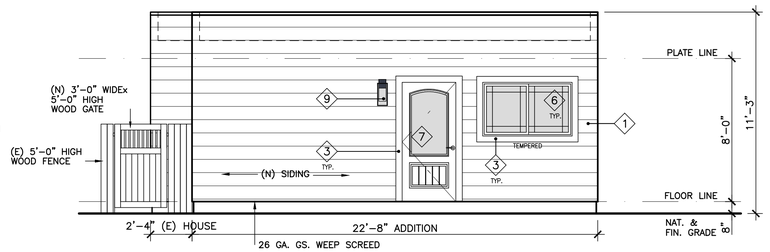
9 NEW EXTERIOR LIGHTING:
MANUFACTURER: VISUAL COMFORT & CO.
STYLE: 8721101–12: LARGE ONE LIGHT OUTDOOR WALL LANTERN
COLOR: BLACK
ALL LED LIGHTS NOT TO HAVE COLOR TEMPERATURE OF MORE THAN 2,700 KELVIN
INSTALL PER MANUFACTURER'S SPECIFICATIONS.



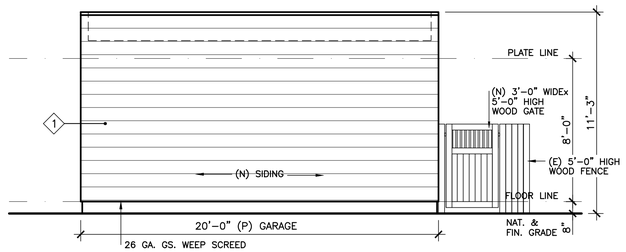
SOUTH ELEVATION
HOUSE
¼"=1'–0"



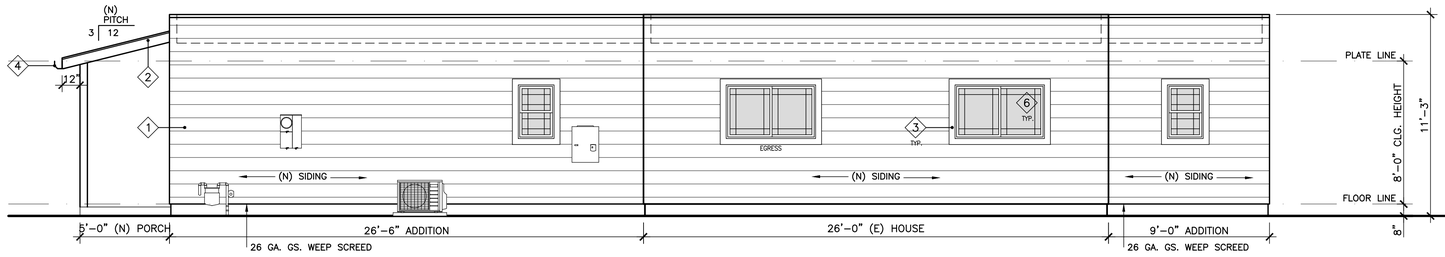
SOUTH ELEVATION
GARAGE
¼"=1'–0"

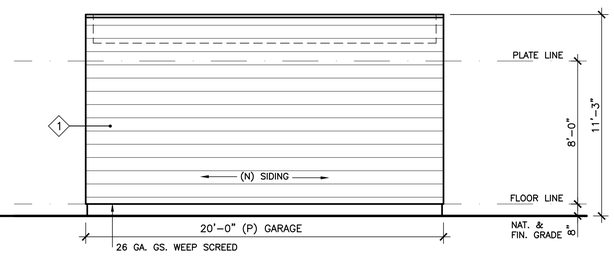


NORTH ELEVATION
HOUSE
¼"=1'–0"



NORTH ELEVATION
GARAGE
¼"=1'–0"





EAST ELEVATION
HOUSE/GARAGE
¼"=1'–0"



EAST ELEVATION
HOUSE/GARAGE
¼"=1'–0"

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
CELL (562) 879-3756
TEL (562) 438-4595
www.wcdrafting.com
fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the second party shall hold Westcoast Drafting harmless.

initials
revisions
date

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-08
of 10

1221

COLOR AND MATERIAL SCHEDULE

1 **NEW SIDING:**
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE PLANK, SMOOTH
- COLOR: BENJAMIN MOORE CSP–725

2 **NEW FASCIA BOARD:**
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE CSP–725

3 **NEW WINDOW & DOOR TRIM:**
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE BLACK HC–190

4 **NEW GUTTER:**
- MANUFACTURER: SPECTRA METALS
- TYPE: 5" GUTTER
- COLOR: IRON GRAY

5 **NEW PORCH SHINGLE ROOF:**
- MANUFACTURER: GAF MATERIALS CORP.
- TYPE: TIMBERLINE 40 ULTRA SHINGLES
- COLOR; CHARCOAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 **NEW WINDOWS:**
- MANUFACTURER: JELD WEN
- TYPE: REFER TO WINDOW SCHEDULE, DUAL PANE
- MATERIAL: SOLID WOOD
- COLOR: WHITE

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7 **NEW ENTRY DOOR:**
- MANUFACTURER: JELD WEN
- MODEL: ARCHITECTURAL COLLECTION
- MATERIAL: SOLID WOOD
- COLOR: BENJAMIN MOORE BURNT EMBER CSP–120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

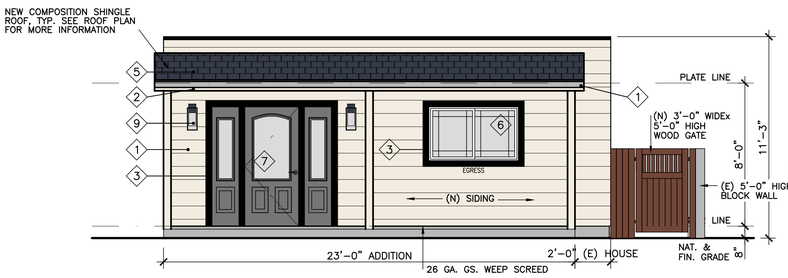
8 **NEW GARAGE DOOR:**
- MANUFACTURER: WAYNE–DALTON
- STYLE: SONOMA RANCH ARCH STOCKTON IV
- MATERIAL: STEEL
- COLOR: BENJAMIN MOORE BURNT EMBER CSP–120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

9 **NEW EXTERIOR LIGHTING:**
- MANUFACTURER: VISUAL COMFORT & CO.
- STYLE: 8721101–12: LARGE ONE LIGHT OUTDOOR WALL LANTERN
- COLOR: BLACK

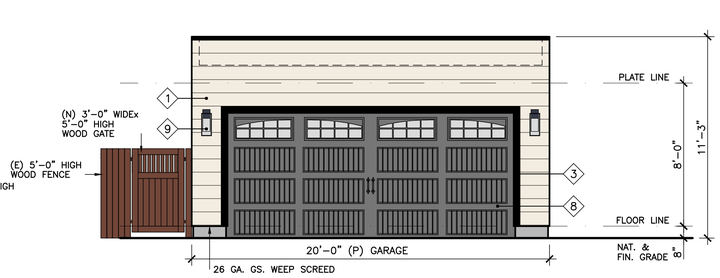
ALL LED LIGHTS NOT TO HAVE COLOR TEMPERATURE OF MORE THAN 2,700 KELVIN

INSTALL PER MANUFACTURER'S SPECIFICATIONS.



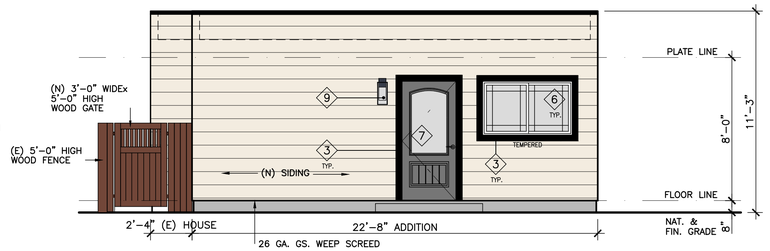
SOUTH ELEVATION
HOUSE

¼"=1'–0"



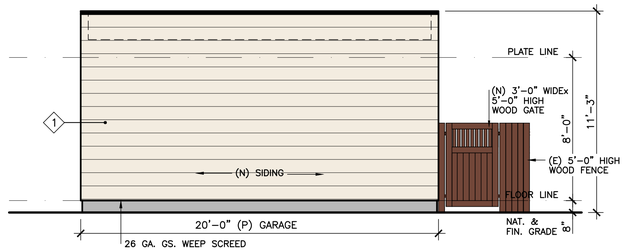
SOUTH ELEVATION
GARAGE

¼"=1'–0"



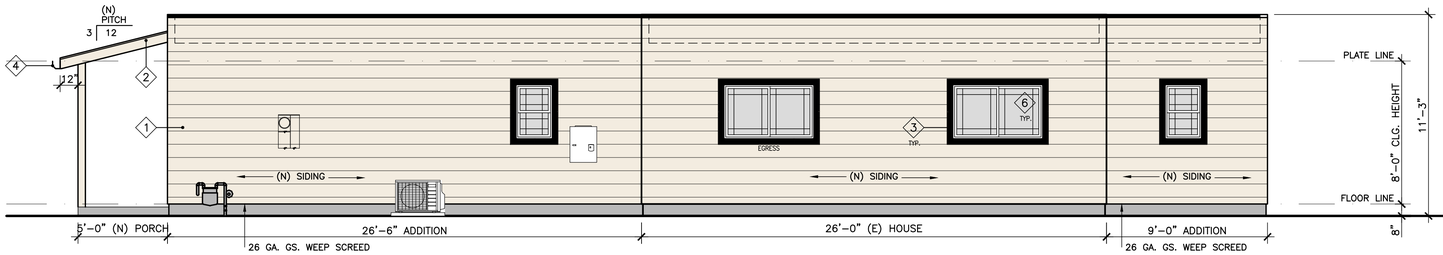
NORTH ELEVATION
HOUSE

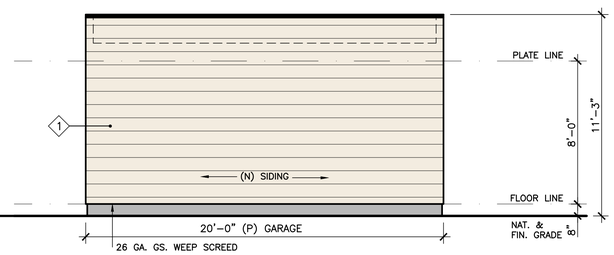
¼"=1'–0"



NORTH ELEVATION
GARAGE

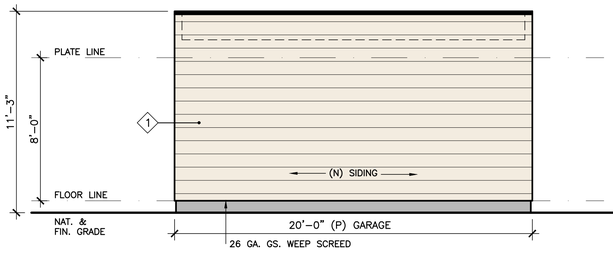
¼"=1'–0"

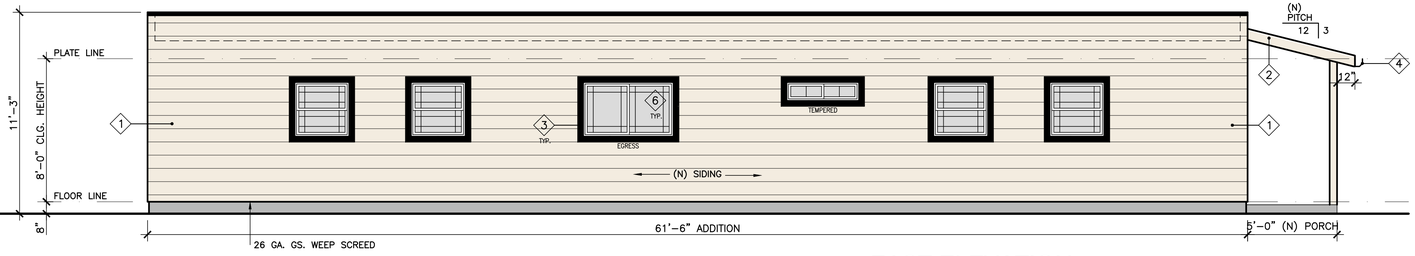




EAST ELEVATION
HOUSE/GARAGE

¼"=1'–0"





EAST ELEVATION
HOUSE/GARAGE

¼"=1'–0"

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
CELL (562) 879-3756
TEL (562) 438-4595
www.wcdrafting.com
fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

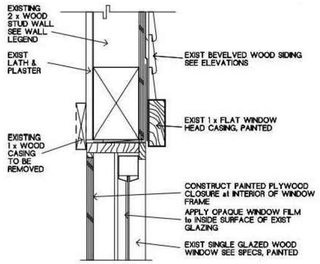
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, said third party shall hold Westcoast Drafting harmless.

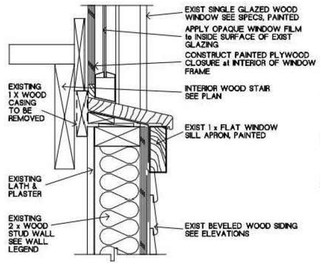
initials	revisions	date

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-09
of 10

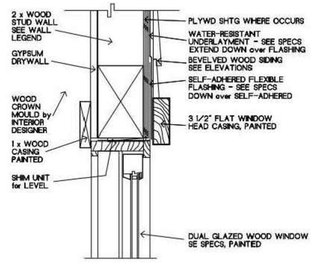


WINDOW HEAD

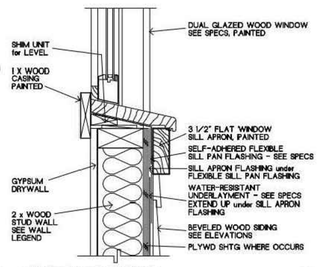


WINDOW SILL

TYPICAL INTERIOR TREATMENT AT EXISTING WINDOW



WINDOW HEAD



WINDOW SILL

TYPICAL PROPOSED WINDOW HEAD AND SILL

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home's exterior. With a variety of colors, textures, and sizes, you'll discover a Hardie® Plank style that transforms your home's aesthetic.





Hardie® Plank
Smooth



Hardie® Plank
Select Cedarmill®

COLOR: BENJAMIN MOORE CSP-725



Hardie® Plank
Beaded Smooth



Hardie® Plank
Beaded Select Cedarmill®

Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.

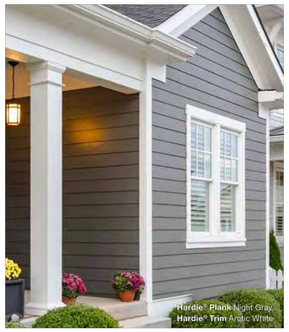


Hardie® Trim
Rustic Grain



Hardie® Trim
Smooth

COLOR: BENJAMIN MOORE BLACK HC-190



Fascia Boards, Windows and Door trims



James Hardie, Trim boards 2x10 for fascia and 1x3.5 for trim

Color Benjamin Moore CSP-725.

https://www.homedepot.com/p/2-in-x-10-in-x-16-ft-ESLP-Primed-Finger-Joint-S1S2E-Fascia-Softwood-Boards-21016VFJP/329551090?source=shoppingads&locale=en-US&pla&mtc=SHOPPING-BF-CDP-GGL-D21-021_005_BOARDS-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-BidTest&cm_mmc=SHOPPING-BF-CDP-GGL-D21-021_005_BOARDS-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-BidTest-20613339735--&gad_source=1&gad_campaignid=20622727579&gbraid=0AAAADq61Ue0Z00WBkTYL5Uj9X8GXfMqY&gclid=CjwKCAjwo4rCBhAbEiwAxhJlCeGwuNX4X5LPHpb4GDA_pL0IJ7uB2-b9fbNP22M1Xc6kojvjcHQ3kBoCb14QAvD_BwE&gclsrc=aw.ds#overlay

5" Gutter Metal,



https://www.homedepot.com/p/Amerimax-Home-Products-5-in-x-10-ft-Black-Aluminum-K-Style-Gutter-2400635120/323832638

MATERIAL LIST

JELD-WEN
(/en-us)

Architectural™ Collection Fiberglass Exterior Door: 3/4 View Mahogany Camber Top 2-Panel Glass Panel

Model Overview



PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
6 Finish Options
26 Paint Options

GLASS
Decorative and energy efficient.

CONSTRUCTION
Architectural Construction
Plugless Frame Clip Assembly

MATERIALS
1 Woodgrain Option

COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

Chat available if cookies enabled. Update preferences.



PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
27 Exterior Colors
11 Interior Colors
8 Interior Finish Options

SCREEN & TRIM OPTIONS
1 Insect Screen
9 Exterior Trim Options
5 Interior Trim Options

FRAME OPTIONS
Integral Nailing Fin
Block Frame/Replacement

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 5 finishes

MATERIALS
8 Wood Options

MIN/MAX SIZING
Min Width: 35-1/2" (2-Panel)
Min Height: 23-1/2" (2-Panel)
Max Width: 71-1/2" (2-Panel)
Max Height: 59-1/2" (2-Panel)

COLOR: WHITE

$ $ $

PRICING

Many options will influence the price of your window.
To get an estimate, contact your JELD-WEN dealer.

Chat available if cookies enabled. Update preferences.

Garage Door





Waune Dalton, Sonoma Ranch Arch Stockton IV, color Benjamin Moore Burnt Ember CSP-120

https://www.homedepot.com/p/Clopay-Gallery-Steel-Long-Panel-16-ft-x-7-ft-Insulated-18-4-R-Value-White-Garage-Door-with-Arch-Windows-GR2LU-SW-GRLA1/204598417?g_store=&source=shoppingads&locale=en-US&pla&mtc=SHOPPING-BF-CDP-GGL-D30-030_030_GARAGE_DOORS-NA-NA-NA-PLALIA-NA-NA-NA-NA-NBR-NA-NA-NEW-NA&cm_mmc=SHOPPING-BF-CDP-GGL-D30-030_030_GARAGE_DOORS-NA-NA-NA-PLALIA-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-1902391916-71906175338-2590389583112&gad_source=1&gad_campaignid=1902391916&gbraid=0AAAADq61UeVvPSVcc9HNwjjXDpsO7qTG&gclid=CjwKCAjwo4rCBhAbEiwAxhJlCVtd5v0VZJiEw8bSm49UZjRuKJas95AD6BKgj-AuAZ9m8ykm_qzGnBoCSXQQAvD_BwE&gclsrc=aw.ds

Shingle Roof



GAF Materials Corp.

Timberline 40 Ultra Shingles Charcoal color

https://www.homedepot.com/p/GAF-Timberline-Natural-Shadow-Charcoal-Algae-Resistant-Architectural-Shingles-33-33-sq-ft-per-Bundle-0601180/100658149

VISUAL COMFORT & CO.

8731101-12: Large One Light Outdoor Wall Lantern



Dimensions:

Width: 8.0"
Height: 17.12"
Extends: 9.5'
Wire: 6.5" (color:Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium ST19 75.0w Max. 120v Not included

Features:
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (VADO_OD_WALL)
Trilingual (English, Spanish, and French) (8531101 8631101 8731101 8831101)

Collection: Vado
UPC #: 785652125768
Finish: Black (12)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear	1				8.75	5.0				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6.0	6.0	0.75		2.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8531101-12	1	785652125768	20.8	11.4	10.3	1.41	5.15	0	Yes
Master Pack	8731101-12	0	1078565125765							No
NJ Pallet		56		48.0	40.0	77.0	85.56	288.4		No
NV Pallet		56		48.0	40.0	77.0	85.56	288.4		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co., In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD
FELIPE J. CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

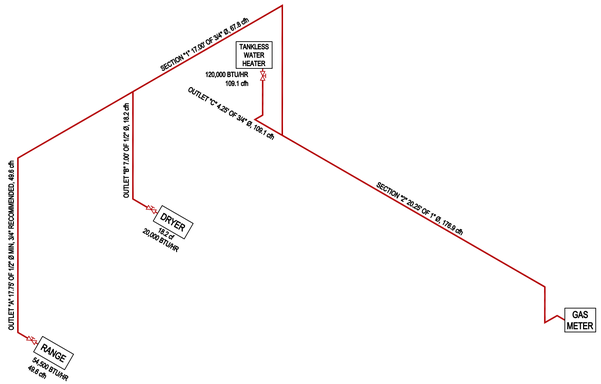
Westcoast Drafting expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of Westcoast Drafting. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Westcoast Drafting harmless.

initials | revisions | date

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-10
of 10

1223



NATURAL GAS ISOMETRIC
PER TABLE 1215.2 (1) OF 2022 CPC

LEGEND

ASTM A254 COMPLIANT STEEL TUBING.

0 1' 2' 6' 15'

NOTES:
1. THE SINGLE FAMILY RESIDENCE THE MAXIMUM DEVELOPED LENGTH MEASURED FROM GAS METER TO THE FARTHEST GAS OUTLETS IS 55.0 FT.
2. PROVIDE TRACER WIRE AND 18" MINIMUM COVER FOR UNDERGROUND NON-METALLIC PIPE, IF USED.
3. STEEL, STAINLESS STEEL, AND WROUGHT-IRON PIPE SHALL BE AT LEAST SCHEDULE 40 AND SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF ASME B36.10M AND ONE OF THE FOLLOWING:
   ASTM A53
   ASTM A106
   ASTM A312 {NFPA 54:5.6.2.2}

405 E TOLUCA AVE NATURAL GAS CALCS

GAS RANGE	54500 BTU/hr	1100	49.55 cf
GAS DRYER	20000 BTU/hr	1100	18.18 cf
TANKLESS WATER HEATER	120000 BTU/hr	1100	109.09 cf

	MAX LENGTH	CONSUMPTION	MIN DIAMETER
OUTLET "A"	55.0	49.55 cf	3/4" DIAMETER
OUTLET "B"	55.0	18.18 cf	1/2" DIAMETER
SECTION "1"	55.0	67.73 cf	1" DIAMETER
OUTLET "C"	55.0	109.09 cf	1/2" DIAMETER
SECTION "2"	55.0	176.82 cf	1" DIAMETER

TABLE 1215.2(1)
SCHEDULE 40 METALLIC PIPE [NFPA 54: TABLE 6.2.1(b)][1, 2]

									GAS:	NATURAL				
									INLET PRESSURE:	LESS THAN 2 psi				
									PRESSURE DROP:	0.5 in. w.c.				
									SPECIFIC GRAVITY:	0.60				
	PIPE SIZE (inch)													
NOMINAL:	½	¾	1	1¼	1½	2	2½	3	4	5	6	8	10	12
ACTUAL ID:	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	6.065	7.981	10.020	11.938
LENGTH (feet)	CAPACITY IN CUBIC FEET OF GAS PER HOUR													
10	172	360	678	1390	2090	4020	6400	11 300	23 100	41 800	67 600	139 000	252 000	399 000
20	118	247	466	957	1430	2760	4400	7780	15 900	28 700	46 500	95 500	173 000	275 000
30	95	199	374	768	1150	2220	3530	6250	12 700	23 000	37 300	76 700	139 000	220 000
40	81	170	320	657	985	1900	3020	5350	10 900	19 700	31 900	65 600	119 000	189 000
50	72	151	284	583	873	1680	2680	4740	9660	17 500	28 300	58 200	106 000	167 000
60	65	137	257	528	791	1520	2430	4290	8760	15 800	25 600	52 700	95 700	152 000
70	60	126	237	486	728	1400	2230	3950	8050	14 600	23 600	48 500	88 100	139 000
80	56	117	220	452	677	1300	2080	3670	7490	13 600	22 000	45 100	81 900	130 000
90	52	110	207	424	635	1220	1950	3450	7030	12 700	20 600	42 300	76 900	122 000
100	50	104	195	400	600	1160	1840	3260	6640	12 000	19 500	40 000	72 600	115 000
125	44	92	173	355	532	1020	1630	2890	5890	10 600	17 200	35 400	64 300	102 000
150	40	83	157	322	482	928	1480	2610	5330	9650	15 600	32 100	58 300	92 300
175	37	77	144	296	443	854	1360	2410	4910	8880	14 400	29 500	53 600	84 900
200	34	71	134	275	412	794	1270	2240	4560	8260	13 400	27 500	49 900	79 000
250	30	63	119	244	366	704	1120	1980	4050	7320	11 900	24 300	44 200	70 000

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm, 1 cubic foot per hour = 0.0283 m^3/h, 1 pound-force per square inch = 6.8947 kPa, 1 inch water column = 0.249 kPa

Notes:
[1] Table entries are rounded to 3 significant digits.
[2] NA means a flow of less than 10 ft3/h (0.283 m^3/h).

PROJECT ADDRESSES:
405 E TOLUCA AVE
ORANGE, CA 92866

GENERAL CONTRACTOR:
-
-
-

PROJECT:
NEW SINGLE FAMILY RESIDENCE & JR ADU

OWNER:
GARABET & SALBI BAGHDASARIAN

STRUCTURAL ENGINEER:
-

REV.	DESCRIPTION	DATE
0	FIRST SUBMITTAL	07/06/2025
1	CORRECTIONS	11/29/2025

PHASE:
CONSTRUCTION DOCUMENTS

DRAWN & CALCULATED BY:
José Eduardo González
2907 Buckingham Rd
Los Angeles CA 90016
Phone 310 384 8766
goeduardo@gmail.com

DATE:
NOVEMBER 29TH, 2025

TITLE:
PROPOSED NATURAL GAS ISOMETRIC & SUPPLY LINE SIZING CALCULATION

JOB NO.: 00180

SHEET NO.:
PG-01

Plot date: 11.29.2025 Drawing name: 3617-405 E Toluca Ave-041525 MOD 2.dwg

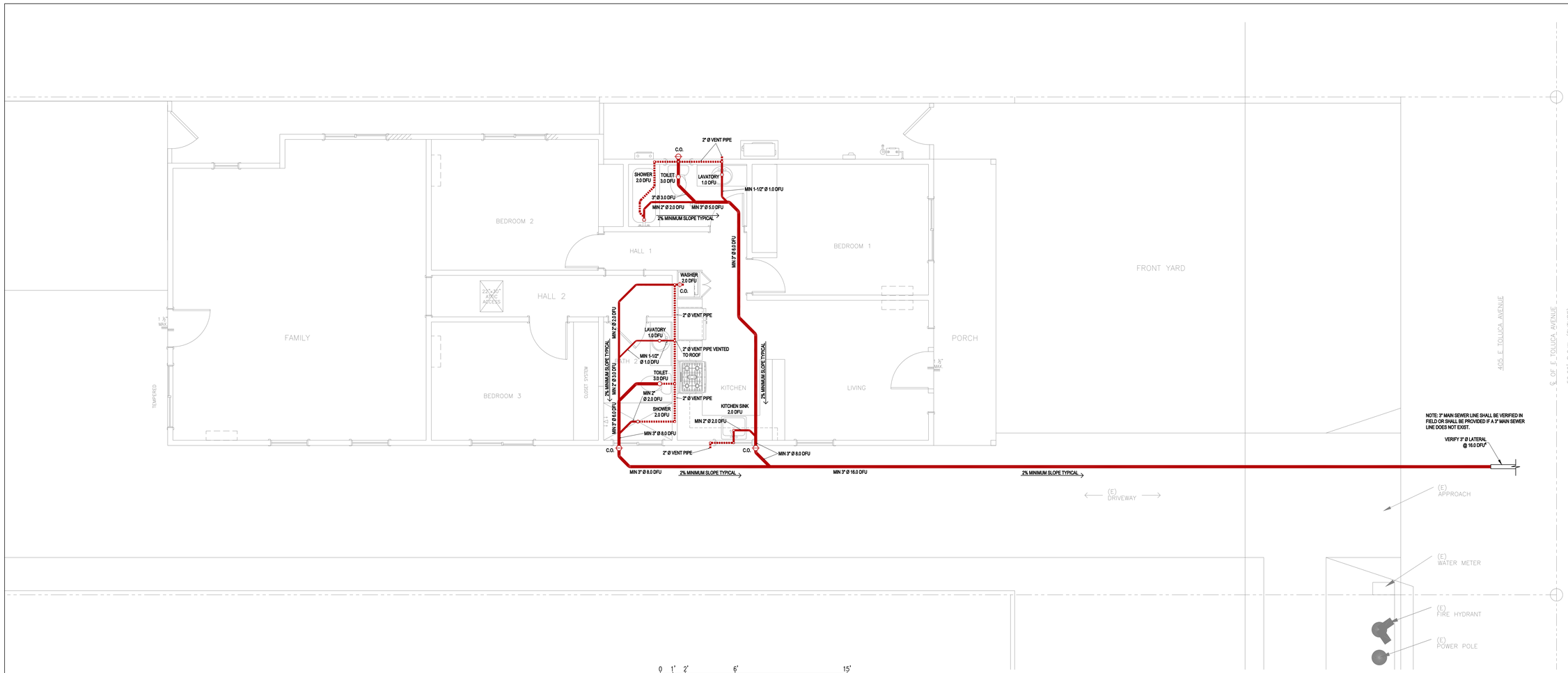


TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1 1/4	1 1/2	2	3	4	5	6	8	10	12
Maximum Units										
Drainage Piping[1]										
Vertical	1	2[2, 7]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1[7]	8[3]	35[4]	216[5]	428[5]	720[5]	2640[5]	4680[5]	8200[5]
Maximum Length										
Drainage Piping										
Vertical, (feet)	45	65	85	212	300	390	510	750	—	—
Horizontal (unlimited)										
Vent Piping										
Horizontal and Vertical[6]										
Maximum Units	1	8[3]	24	84	256	600	1380	3600	—	—
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm

Notes:

1 Excluding trap arm.

2 Except for sinks, urinals, and dishwashers - exceeding 1 fixture unit.

3 Except for six-unit traps or water closets.

4 Not to exceed five water closets or five six-unit traps.

5 Based on 1/4 inch per foot (20.8 mm/m) slope. For 1/8 of an inch per foot (10.4 mm/m) slope, multiply horizontal fixture units by a factor of 0.8.

6 The diameter of an individual vent shall be not less than 1 1/4 inches (32 mm) nor less than one-half the diameter of the drain to which it is connected. Fixture unit load values for drainage and vent piping shall be computed from Table 702.1 and Table 702.2. Not to exceed one-third of the total permitted length of a vent shall be permitted to be installed in a horizontal position. Where vents are increased one pipe size for their entire length, the maximum length limitations specified in this table do not apply. This table is in accordance with the requirements of Section 901.3.

7 Up to 8 public lavatories are permitted to be installed on a 1 1/2 inch (40 mm) vertical branch or horizontal sanitary branch sloped at 1/4 inch per foot (20.8 mm/m).

FIXTURE TABLE				
QUANTITY	FIXTURE	MIN TRAP SIZE	UNIT VALUES	SUBTOTAL
1	Clothes Washer	2"	2.0 DFU	2.0 DFU
2	Bathroom Lavatory	1-1/4"	1.0 DFU	2.0 DFU
2	Toilet	3"	3.0 DFU	6.0 DFU
2	Shower	2"	2.0 DFU	4.0 DFU
1	Kitchen Sink	1-1/2"	2.0 DFU	2.0 DFU
0	Dishwasher	1-1/2"	2.0 DFU	0.0 DFU
	TOTAL			16.0 DFU

LEGEND

ABS SCHEDULE 40 SEWER PIPE

ABS SCHEDULE 40 VENT PIPE

ABS SCHEDULE 40 CLEAN OUT

NOTES:

1. THE TOTAL DFU'S SHALL CONFORM TO THE REQUIREMENTS OF TABLE 703.2, 2022 CPC.
2. SEE FIXTURE TABLE FOR MINIMUM TRAP SIZING.

MAXIMUM PIPE LENGTH = 92'

PROJECT ADDRESSES:

405 E TOLUCA AVE
ORANGE, CA 92866

GENERAL CONTRACTOR:

-

-

-

PROJECT:

NEW SINGLE FAMILY RESIDENCE & JR ADU

OWNER:

GARABET & SALBI BAGHDASARIAN

STRUCTURAL ENGINEER:

-

REV.	DESCRIPTION	DATE
0	FIRST SUBMITTAL	07/06/2025
1	CORRECTIONS	11/29/2025

PHASE:

CONSTRUCTION DOCUMENTS

DRAWN & CALCULATED BY:

José Eduardo González

2907 Buckingham Rd
Los Angeles CA 90016
Phone 310 384 8766
goeduardo@gmail.com

DATE:

NOVEMBER 29TH, 2025

TITLE:

PROPOSED SEWER LINE SIZING PLAN & CALCULATION

JOB NO.: 00180

SHEET NO.:

PS-01

Plot date: 11.29.2025 Drawing name: 3617-405 E Toluca Ave-041525 MOD 2.dwg

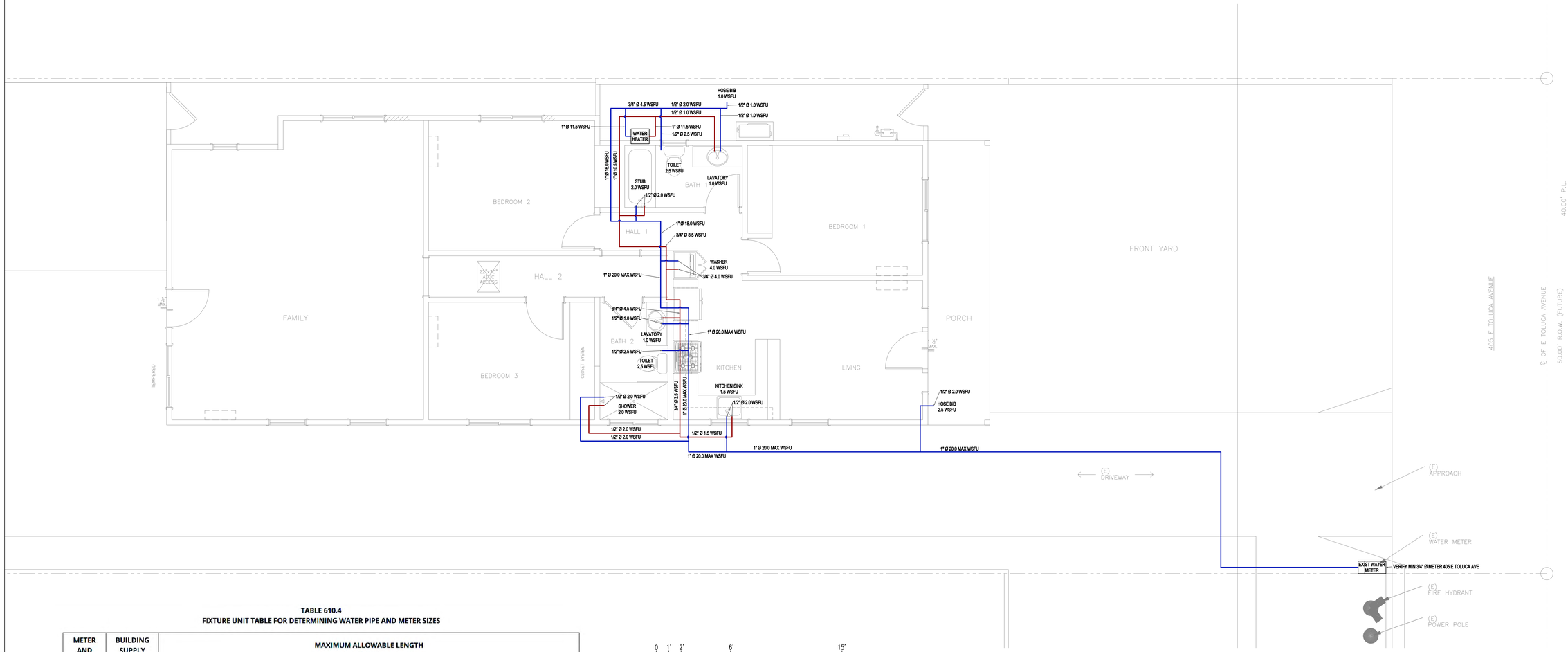


TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (inches)	BUILDING SUPPLY AND BRANCHES (inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE — 46 to 60 psi[1]																
3/4	1/2[2]	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
3/4	3/4	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
3/4	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
3/4	1 1/4	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1 1/4	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1 1/2	1 1/4	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1 1/2	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1 1/2	1 1/2	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1 1/2	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1 1/2	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2 1/2	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

0 1' 2' 6' 15'

LEGEND

COLD WATER ASTM-B88 COPPER PIPE

HOT WATER ASTM-B88 COPPER PIPE

NOTES:
THE DESIGN OF THE HOME ADDITIONS WATER SUPPLY AND DISTRIBUTION SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 6 OF 2022 CPC AND THE FOLLOWING:

1. THE WATER SUPPLY AND DISTRIBUTION SYSTEM'S NEW CALCULATIONS FOR SIZING OF AVAILABLE WATER PRESSURE FOR FRICTION LOSS AND PIPE SIZING ARE SUBMITTED AND EXISTING PIPE SIZES MAY BE REPLACED TO ACCOMMODATE THE NEW COMBINED REQUIRED CAPACITIES.
2. CALCULATION FOR THE SITE'S AVAILABLE WATER PRESSURE FOR FRICTION LOSS (PSI/100 FT.), PIPE SIZING CRITERIA 8 FPS MAXIMUM FOR CW, 5 FPS MAXIMUM FOR HW SHALL USE THE 20122 CPC, SECTION 610.0 WITHBLE 610.4 OR 2019 CP 20122 CPC, SECTION 610.0 WITHBLE 610.4 OR 2019 CPC, APPENDIX "A" RECOMMENDED RULES FOR SIZING THE WATER SUPPLY SYSTEM. CPC.

HOUSE WATER PIPING CALCULATION

FIXTURE TABLE			
1	Clothes Washer	4.0 WSFU	4.0 WSFU
2	Bathroom Lavatory	1.0 WSFU	2.0 WSFU
2	Toilet 1.6 Gal Flush	2.5 WSFU	5.0 WSFU
2	Shower	2.0 WSFU	4.0 WSFU
1	Kitchen Sink	1.5 WSFU	1.5 WSFU
0	Dishwasher	1.5 WSFU	0.0 WSFU
1	Hose Bib	2.5 WSFU	2.5 WSFU
1	Hose Bib	1.0 WSFU	1.0 WSFU
	TOTAL		20.0 WSFU

MAX DISTANCE	165
WORKING PSI	60
ELEVATION CHANGE	10
MAX WSFU	20.0 WSFU
REQUIRED METER	3/4"
SUPPLY LINE	1

PIPE DIAMETER	CAPACITY
1"	28.0 WSFU
3/4"	11.0 WSFU
1/2"	3.0 WSFU

PROJECT ADDRESSES:

405 E TOLUCA AVE
ORANGE, CA 92866

GENERAL CONTRACTOR:

-

-
-

PROJECT:

NEW SINGLE FAMILY RESIDENCE & JR ADU

OWNER:

GARABET & SALBI BAGHDASARIAN

STRUCTURAL ENGINEER:

-

REV.	DESCRIPTION	DATE
0	FIRST SUBMITTAL	07/06/2025
1	CORRECTIONS	11/29/2025

PHASE:

CONSTRUCTION DOCUMENTS

DRAWN & CALCULATED BY:

José Eduardo González

2907 Buckingham Rd
Los Angeles CA 90016
Phone 310 384 8766
goeduardo@gmail.com

DATE:

NOVEMBER 29TH, 2025

TITLE:

PROPOSED WATER SUPPLY LINE SIZING PLAN & CALCULATION

JOB NO.: 00180

SHEET NO.:

PW-01

Plot date: 11.29.2025 Drawing name: 3617-405 E Toluca Ave-041525 MOD 2.dwg

S T U D I O B E R Z U N Z A
5000 BIRCH ST. STE. 3000
NEWPORT BEACH CA 92660

LANDSCAPE PLANS

T O L U C A R E S I D E N C E
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

Studio BERZUNZA

DIGALERT
SECTION 4216.4(D) OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

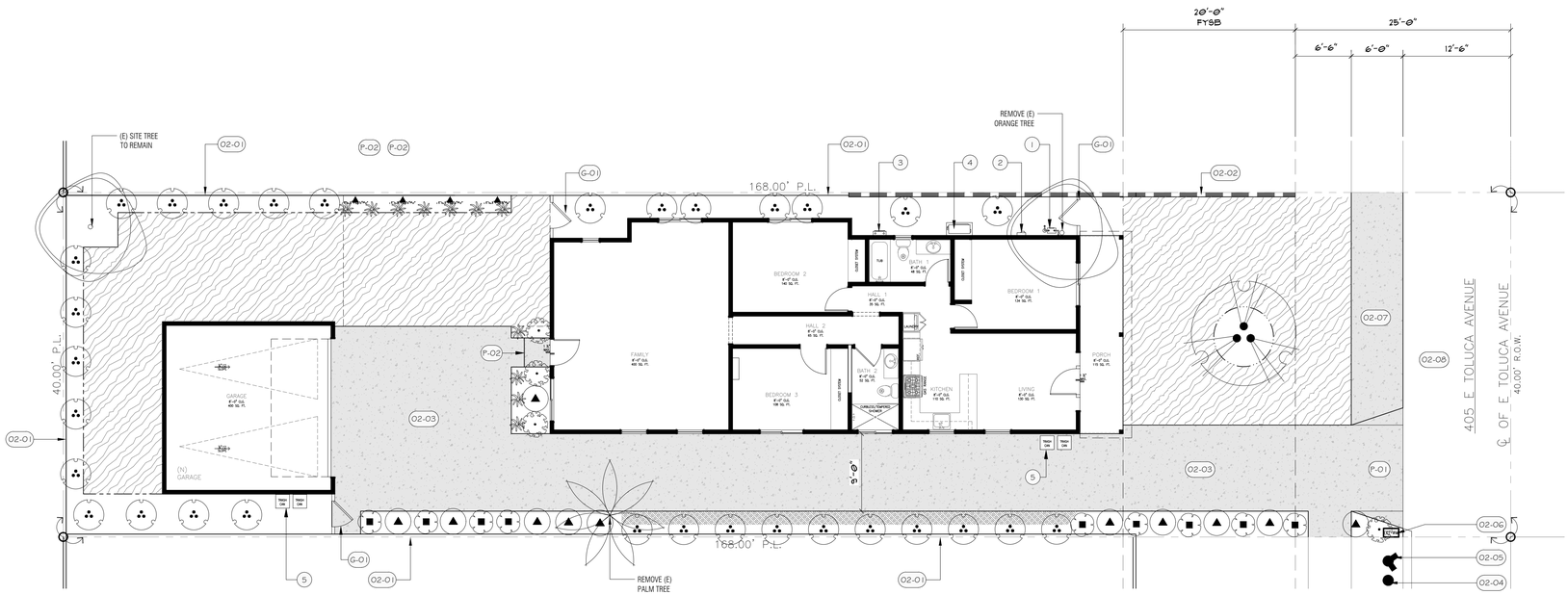
© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
COVER SHEET

CS 000

DATE: 6-24-25
REV:11-29-25

1227



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	GAS METER. BY OTHERS *REF. TO ARCH'S PLAN
2	ELECT. PANEL BY OTHERS *REF. TO ARCH'S PLAN
3	THANKLESS W/H BY OTHERS *REF. TO ARCH'S PLAN
4	MINI SPLIT BY OTHERS *REF. TO ARCH'S PLAN
5	TRASH BINS

02 EXISTING CONDITIONS

02-01	(E) 5'-0" HT WOOD FENCE TO REMAIN
02-02	(E) 3' HT BLOCK WALL TO REMAIN
02-03	(E) DRIVEWAY TO REMAIN
02-04	(E) POWER POLE
02-05	(E) FIRE HYDRANT
02-06	(E) WATER METER
02-07	(E) CONC. TO REMAIN
02-08	(E) PAVING REF. TO ARCH'S PLANS

GATE

G-01	SITE GATE BY OTHERS *REF. TO ARCH'S PLAN

PAVING

P-01	PROPOSED APPROACH BY OTHERS *REF. TO ARCH'S PLAN
P-02	LANDING

LANDSCAPE TABULATION:

FRONT YARD 40% MIN. LANDSCAPE AREA

FRONT YARD SETBACK (FYSB)

FRONT YARD:	800 SF (100%)
(E) HARDSCAPE / DRIVEWAY:	210 SF
(N) LANDSCAPE:	590 SF

LANDSCAPE REQUIRED: 480 SF (60%) < PROVIDED: 590 SF (74%)

PLANTING NOTES

TREE OVERHANG NOTE:
OWNER TO MAINTAIN ALL TREES AND SHRUB ALONG THE PROPERTY WALLS AND ENSURE THAT THE PLANT MATERIAL SHALL NOT OVERHANG MORE THAN 40% INTO ANY NEIGHBOR'S YARD.

SHRUBS & TREES PLANTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SHRUB QUANTITIES AND SIZES BY PLAN CHECK. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND SIZE AS SHOWN ON PLAN.
2. CONTRACTOR TO COORDINATE APPROVALS. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
3. LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER SO AS TO PREVENT STANDING WATER.
4. NO SHRUBS SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
5. TREES PLANTED IN LANDSCAPE AREAS OF LESS THAN 4' IN WIDTH SHALL BE INSTALLED WITH AN APPROVED ROOT BARRIERS.
6. LANDSCAPE DESIGNER RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO THE SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
7. PLANT CROWN TO BE 1" ABOVE ADJACENT GRADE FOR TREES AND SHRUBS. PLANTS SHALL BE HEALTHY, VIGOROUS AND TRUE TO SPECIES AND VARIETY AS SHOWN IN THE LEGEND.
8. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION OF V3 STUDIO BERZUNZA.
9. ALL SHRUBS SHALL BE DELIVERED TO THE SITE AND INSPECTED BY THE LANDSCAPE DESIGNER. CONTRACTOR MUST CONTACT THE LANDSCAPE DESIGNER WITHIN 48 HRS OF EXPECTED DELIVERY.
10. ALL SHRUBS SHALL BE PLACED ON THE SITE PER THE PLANS AND ADJUSTED IN THE FIELD BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
11. SOIL PREPARATION AND BACKFILL FOR ALL PLANTING AREAS SHALL BE PER NURSERY RECOMMENDATIONS AND DETAILS.
12. FOLLOWING INSTALLATION, ALL PLANTING AREAS EXPECT LAWNS SHALL BE COVERED WITH MINIMUM 3" OF ORGANIC MULCH UNLESS NOTED.

PLANT SCHEDULE

PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	QTY
TREES						
		LAGERSTROEMIA INDICA 'DWARF PINK' / DWARF PINK CRAPE MYRTLE	24"BOX	10'-12'H X 5'-6'W	LOW 0.1 - 0.3	1
		SALVIA GREGGII / AUTUMN SAGE	5 GAL	2` H X 2`-3` W	LOW 0.1 - 0.3	9
		WESTRINGIA FRUTICOSA / MUNDI™ COAST ROSEMARY	5 GAL	1`-2` H X 3`-4` W	LOW 0.1 - 0.3	4
SHRUBS						
		ALOE X 'BLUE ELF' / BLUE ELF ALOE	1 GAL	1`-2` H&W	LOW 0.1 - 0.3	11
		BOUGAINVILLEA X 'ALABAMA SUNSET' / ALABAMA SUNSET BOUGAINVILLEA	15 GAL	8` W X 10` H	LOW 0.1 - 0.3	4
		DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	10 GAL	10'H X 9'W	LOW 0.1 - 0.3	31
		LAVANDULA OFFICINALIS / ENGLISH LAVENDER	5 GAL	1`-2` H X 3`-4` W	LOW 0.1 - 0.3	11
GROUND COVERS						
		CYNODON X `TIFGREEN 328` / TIFGREEN 328 BERMUDAGRASS	SOD		LOW 0.1 - 0.3	1,542 SF
		SENECIO VITALIS `SERPENTS` / SERPENTS BLUE CHALK FINGERS	FLAT	1` H X W	LOW 0.1 - 0.3	12" o.c.	6 FLATS

PLANTING PLAN

SCALE: 1/8"=1'-0"

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIG ALERT
SECTION 4216.4(A)1 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

north

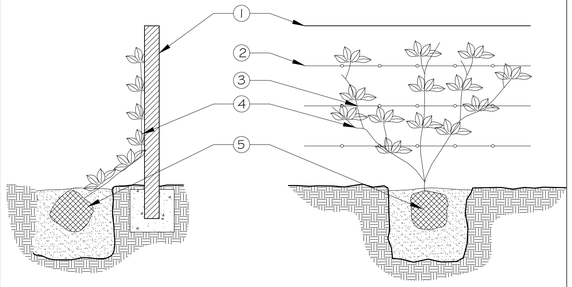
© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
PLANTING / SITE PLAN

L 100

DATE: 6-24-25 REV:11-29-25

1228



1 PROPERTY BLOCK WALL

2 FOR ESPALIER MATERIAL ON WALLS: ATTACH STAINLESS STEEL WIRES TO THE WALL @ 24" O.C. SPACING W/ EYE SCHREWS W/ ANCHORS REMOVE NURSERY TRELLIS OR STAKE.

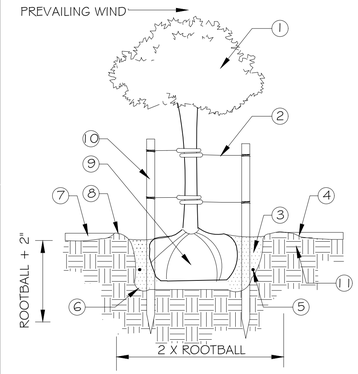
3 ATTACH LEADER TO THE WIRE W/ TWIST TIES OR MIRACLE TIES.

4 FOR PLANT MATERIAL SEE PLANTING SCHEDULE

5 SEE SHRUB PLANTING DETAIL

4 TYP. VINE PLANTING DETAIL

NTS



1 TYPICAL CONTAINER TREE

2 36" V.I.T. TWIST-BRACE OR APPROVED EQUAL

3 BACKFILL MIX PER SPEC'S

4 FINISH GRADE

5 FERTILIZER TABS. QTY. PER SPEC'S.

6 SCARIFIED PLANTING PIT

7 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.

8 DRAIN BASIN

9 ROOTBALL

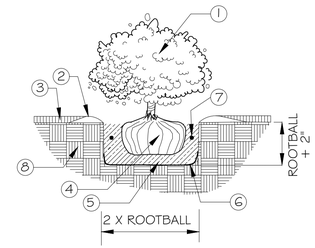
10 LODGE POLES STAKE (24" BOX &36" BOX. PLACE ON THE WINDWARD SIDE FOR THE TREE.

11 NATIVE SOIL

NOTE:
1. PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER & SETTLE PLANT 1" HT CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.
2. THIS DETAIL APPLIES TO ALL TREES UP TO 36" BOX SIZE.

1 TYP. TREE DETAIL FOR 15 GAL, 24" & 36" BOX

NTS



1 TYPICAL SHRUB

2 4" HIGH WATER BASIN

3 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.

4 ROOT BALL

5 COMPACTED BACKFILL MIX PER SPEC'S.

6 SCARIFIED PLANTING PIT

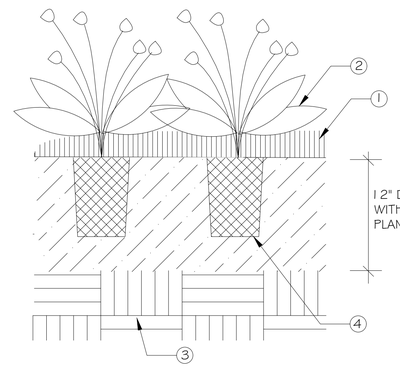
7 FERTILIZER TABS. QTY. PER. SPEC'S.

8 NATIVE SOIL

NOTE: PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER &SETTLE PLANT TO NORMAL CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.

2 TYP. SHRUB DETAIL

NTS



1 3" ORGANIC MULCH PER SPEC'S.

2 TYPICAL PERENNIAL

3 COMPACT SUBGRADE TO 95%

4 REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS.

5 NATIVE SOIL

3 TYP. PERENNIAL PLANTING DETAIL

NTS

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIGALERT
SECTION 4216.4(A)1) OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE ANY EXCAVATION MAY BE MADE. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

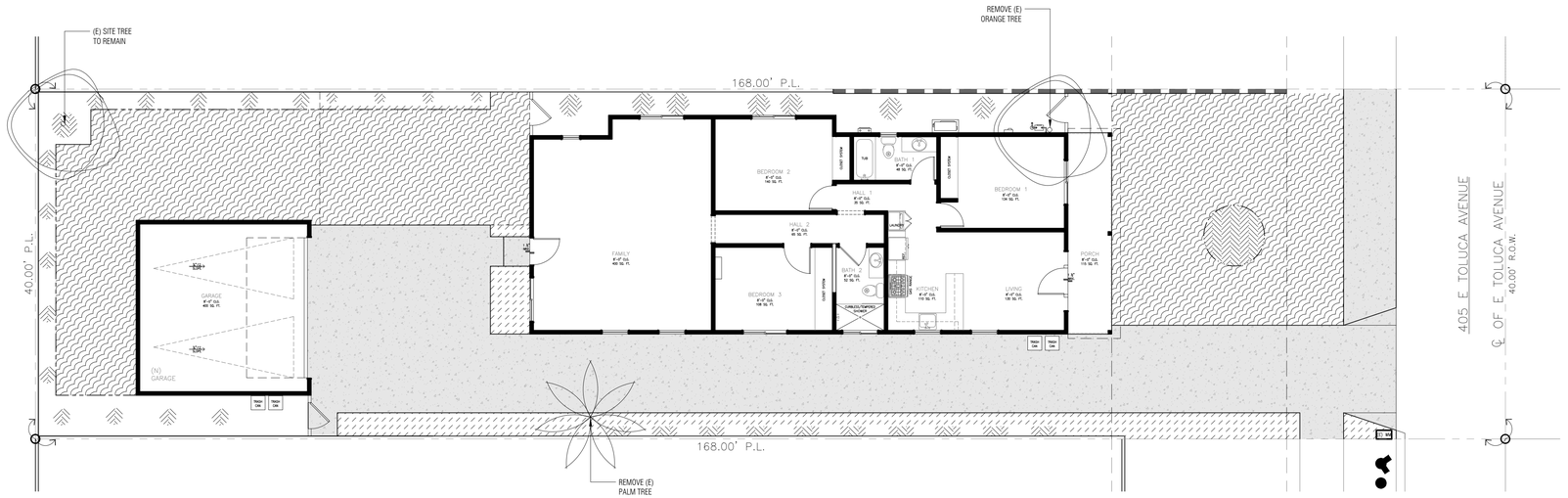
north

© V.S STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V.S STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
PLANTING DETAIL

L 101

DATE: 6-24-25 REV:11-29-25

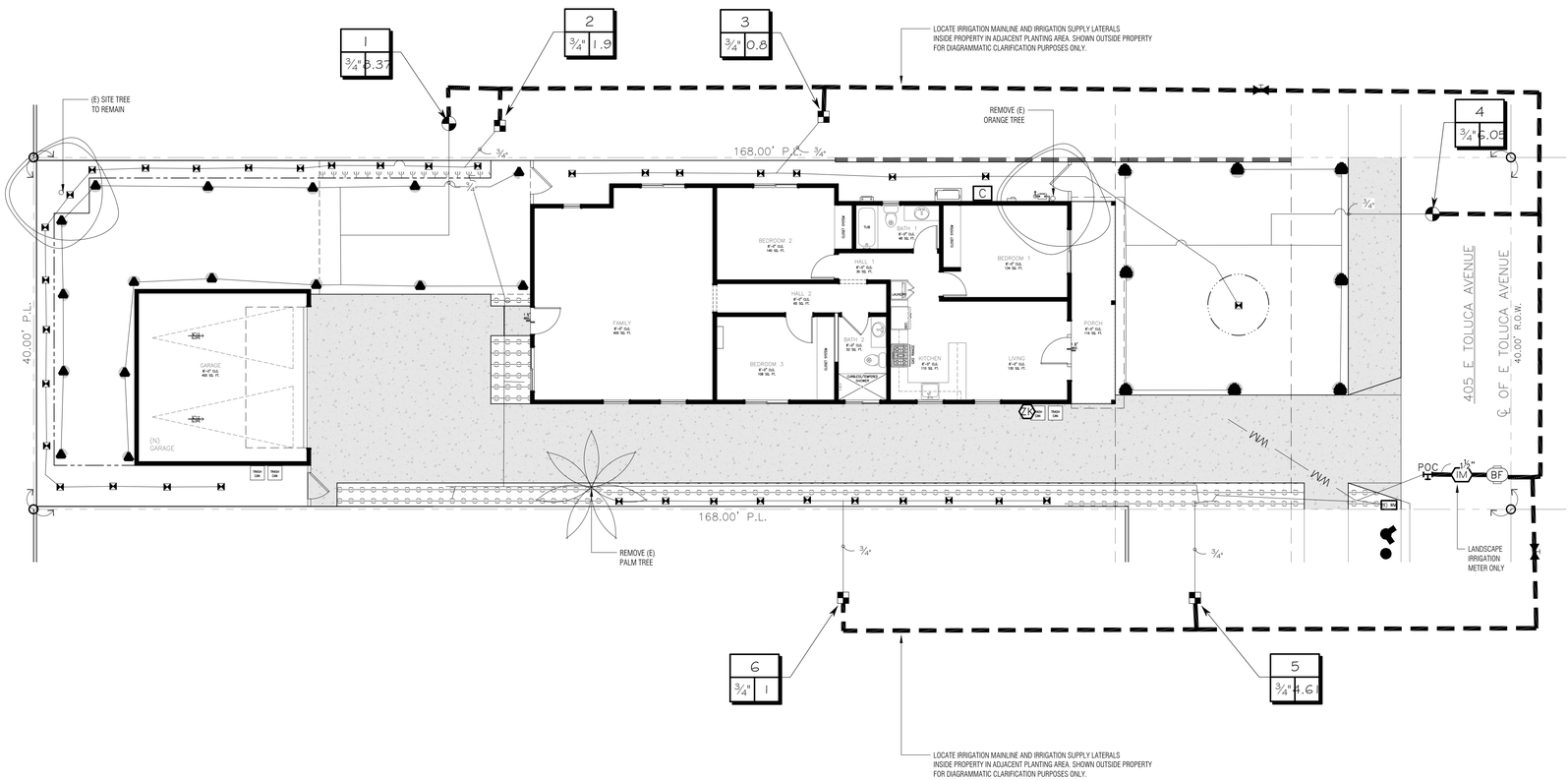


CONCEPT GRAPHICS SCHEDULE

- H.Z. #1 SHRUB & GC. LOW WATER-DRIP
  TAKEOFF: 303 SF
- H.Z. #2 SHRUB & VINE-LOW WATER-BUBBLER
  TAKEOFF: 158 SF
- H.Z. #3 LAWN- LOW WATER - SPRAY
  TAKEOFF: 1,540 SF

HYDROZONE PLAN

SCALE: 1/8"=1'-0"



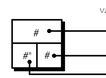
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 F	RAIN BIRD R-VAN14 1806-P45 TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON GIN. POP-UP, WITH 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	16	45
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON GIN. POP-UP, WITH 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	8	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-075 3/4IN. LOW FLOW DV VALVE	4
5.0 7.0 10.0	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	37
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-12 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	306.8 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD DV ELECTRIC REMOTE CONTROL VALVE, STANDARD CONFIGURATION. PLASTIC RESIDENTIAL IN 3/4IN. OR 1IN..	2
	LANDSCAPE PRODUCTS INC. CWV THREADED 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN.,2IN. THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.	2
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
ZR	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
IM	LANDSCAPE IRRIGATION SUBMETER RAINBIRD, FMD SERIES LANDSCAPE WATER METERS	1
POC	POINT OF CONNECTION P.O.C. PER CONTRACTOR	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	722.3 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	307.7 LF

Valve Callout



SCHEMATIC IRRIGATION PLAN

SCALE: 1/8"=1'-0"

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIG ALERT
SECTION 4216.4(C)1 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" IS VALID. CALL UNDERGROUND ALERT (U.S. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
IRRIGATION & HYDROZONE PLAN

L 200

DATE: 6-24-25 REV:11-29-25

1230

WORKSHEET INFORMATION & EQUATIONS

[a] Local monthly evapotranspiration rates are listed in Appendix D.

[b] The following table can be used for common plant factors:

Plant Factor	PF
Very low water use plant	0.1
Low water use plant	0.2
Medium water use plant	0.5
High water use plant	0.8
Lawn	0.8
Pool, spa, or other water feature	1.0

[c] *Irrigation efficiency* is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average *irrigation efficiency* for purposes of these *Guidelines* is 0.71. The following *irrigation efficiency* may be obtained for the listed irrigation heads with an *Irrigation Management Efficiency* of 90%:

Irrigation Method	IE
Spray nozzles	71%
High efficiency spray nozzles	73%
Multi stream/Multi trajectory rotary (MSMT) nozzles	76%
Stream rotor nozzle	73%
Microspray	76%
Bubblers	77%
Drip emitter	81%
Subsurface drip	81%

[d] Estimated Total Water Use (ETWU) is the annual gallons required

$$ETWU = (ETo) \times (0.62) \times (ETAF \times Area)$$

where, ETo = annual evapotranspiration rate in inches per year
0.62 = factor used to convert inches per year to gallons per square foot
ETAF = plant factor ÷ irrigation efficiency

[e] Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for nonresidential areas.

[f] Maximum Allowed Water Allowance (MAWA) is the annual gallons allowed

$$MAWA = (ETo) \times (0.62) \times [(ETAF \times LA) + ((1\text{-}ETAF) \times SLA)]$$

where, ETo = annual evapotranspiration rate in inches per year
0.62 = factor used to convert inches per year to gallons per square foot
ETAF = plant factor ÷ irrigation efficiency
LA = total (site wide) landscape area in square feet
SLA = total special landscape area

Appendix D: Reference Evapotranspiration Table

REFERENCE EVAPOTRANSPIRATION (ET_o) TABLE

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total (inches per year)
Irvine (North)	2.6	2.5	3.7	4.5	5.4	5.5	6.1	6.0	5.0	3.6	2.6	2.1	49.5
Irvine (South)	2.6	2.5	3.6	4.4	5.3	5.2	5.8	5.7	4.8	3.4	2.6	2.0	47.9
Laguna Beach	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.4	4.6	3.4	2.5	2.0	48.4
Orange	2.7	2.7	3.3	4.6	5.3	5.7	6.0	6.0	5.2	3.4	2.7	2.0	49.7
Santa Ana	2.6	2.6	3.4	4.5	5.2	5.3	5.7	5.7	4.9	3.4	2.6	2.0	47.8

* The values in this table were derived from California Irrigation Management Information System (CIMIS) Spatial CIMIS data by zip code. Cities with multiple zip codes present monthly averages.

Appendix C: Water Efficient Landscape Worksheet

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)[a]: 49.7

Landscape Area Sector Type (select one): [x] Residential [ ] Non-Residential

	Hydrozone #/Planting Description	Location	Plant Factor[b] (PF)	Irrigation Method[c]	Irrigation Efficiency[c] (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use[d] (ETWU)
Regular Landscape Area									
1	LW	FULL SUN	0.2	DRIP	0.81	0.24	303	72.72	2,239
2	LW	FULL SUN	0.2	BUBBLER	0.77	0.25	155	40.04	1,233
3	LW	FULL SUN	0.2	MSMT	0.76	0.26	1,540	397	12,227
4									
5									
6									
7									
8									
9									
10									
11									
12									

30.8

Average	*Total*	*Total*
.25	1,998	509.76

Average ETAF for Regular Landscape Areas[e] (circle one): In Compliance / Not In Compliance

	Hydrozone #/Planting Description	Location	Plant Factor[b] (PF)	Irrigation Method[c]	Irrigation Efficiency[c] (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use[d] (ETWU)
Special Landscape Area									
SLA-1									
SLA-2									
SLA-3									
SLA-4									
SLA-5									
						Totals			

ETWU = (ETo) (0.62) (ETAF x LA)
= (49.7) (0.62) (509.76)
= (30.80) (509.76)
= 15,700 G.P.Y.

MAWA = (ETo) (0.62) [(ETAF x LA) + (1-ETAF x SLA)]
= (49.7) (0.62) [(0.55 x 1,998) + (1-.55 x 0)]
= (30.80) (1,098.90)
= 33,846 G.P.Y.

Total Landscape Area	1,998
Site wide ETAF	.25
ETWU Total	15,700
Maximum Allowed Water Allowance (MAWA)[f]	33,846

Appendix E: Certificate of Completion

LANDSCAPE INSTALLATION CERTIFICATE OF COMPLETION

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services for _____ (project name, mailing address and telephone).

(2) The landscape project for the property located at _____ _____ (provide street address or parcel number(s)) was installed by me or under my supervision.

(3) The landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of Water Efficient Landscape Section IX contained in the City of Orange Landscape Standards and Specifications (Municipal Code Sections 16.50.040) and the Guidelines for Implementation of the Water Efficient Landscape Section IX in the City of Orange Landscape Standards for the efficient use of water in the landscape.

(4) The following elements are attached hereto:

a. Irrigation scheduling parameters used to set the controller;

b. Landscape and irrigation maintenance schedule;

c. Irrigation audit report; and

d. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of the soil report recommendations.

(5) The site installation complies with the following:

a. The required irrigation system has been installed according to approved plans and specifications and if applicable, any prior approved irrigation system alternatives.

_____ Yes ____ No

b. Sprinklers comply with ASABE/ICC 802-2014 Landscape Irrigation Sprinkler & Emitter Standard.

_____ Yes ____ No

Appendix B: Certification of Landscape Design

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at _____ 405 E. TOLUCA ORANGE CA 92866 (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Tustin Water Efficient Landscape Ordinance (City Code Sections 9701-9706) and the City of Tustin Guidelines for Implementation of the City of Tustin Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Tustin Guidelines for Implementation of the City of Tustin Water Efficient Landscape Ordinance.

DAVID MIERTSCHIN — Print Name
6/ 24 / 2025 — Date
Signature
LA # 3308 — License Number
5000 BIRCH ST. STE. 3000 NEWPORT BEACH CA 92660 — Address
(949) 388-3369 — Telephone
DAVID@STUDIOBERZUNZA.COM — E-mail Address

Landscape Design Professional's Stamp (If applicable)

REGISTERED LANDSCAPE ARCHITECT — DAVID M. MIERTSCHIN — LICENSE — JULY 31, 2027 — 11-30-25 — STATE OF CALIFORNIA

Appendix F: Certificate of Completion

(6) The information I have provided in this Landscape Installation Certificate of Completion is true and correct and is hereby submitted in compliance with Section IX of City of Orange Landscape Standards and Specifications and the Guidelines for Implementation of Water Efficient Landscapes Section IX of the City of Orange Landscape Standards and Specifications.

Print Name — Date
Signature — License Number
Address
Telephone — E-mail Address

Landscape Design Professional's Stamp (If Appropriate)

E-1

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION
PROJECT:0X.00X.25		

Studio BERZUNZA

DIGALERT — SECTION 4216-4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

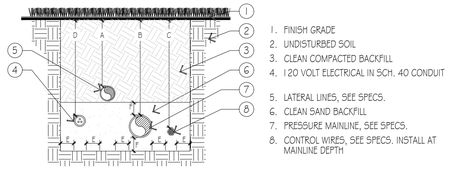
north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
IRRIGATION FORMS

L 201

DATE: 6-24-25 REV:11-29-25



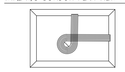
1. FINISH GRADE
2. UNDISTURBED SOIL
3. CLEAN COMPACTED BACKFILL
4. 120 VOLT ELECTRICAL IN SCH. 40 CONDUIT
5. LATERAL LINES, SEE SPECS.
6. CLEAN SAND BACKFILL
7. PRESSURE MAINLINE, SEE SPECS.
8. CONTROL WIRES, SEE SPECS. INSTALL AT MAINLINE DEPTH

SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	4"	6"
2" TO 2 2 1/2" IN SIZE	12"	24"	24"	30"	4"	6"
3" AND LARGER	18"	24"	24"		6"	6"

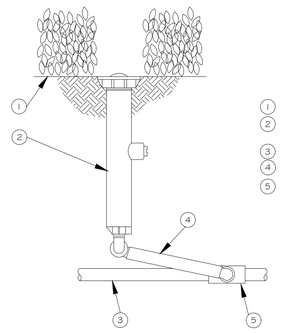
NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED IN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS.

WIRE W/O CONDUIT PLAN VIEW - N.T.S.



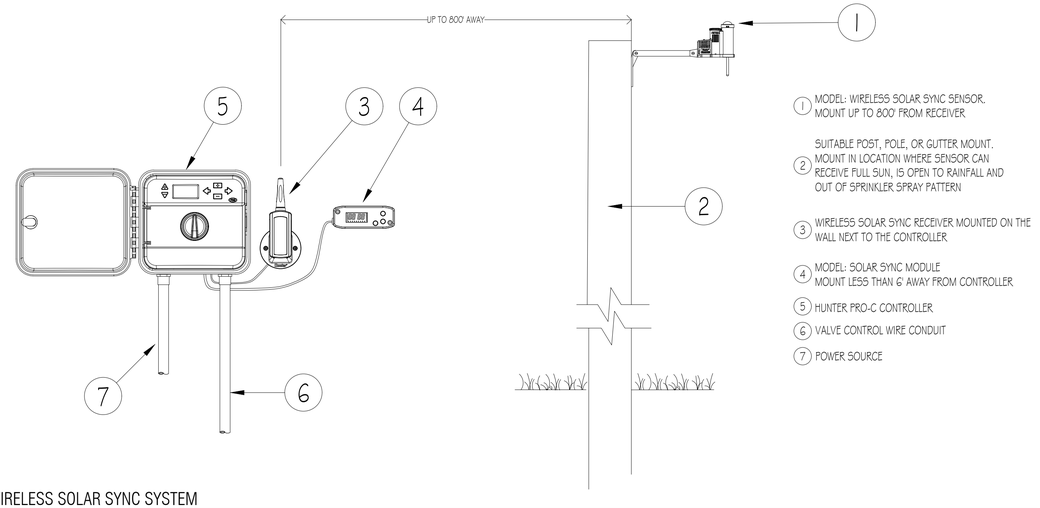
TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

G PIPE & WIRE TRENCHING



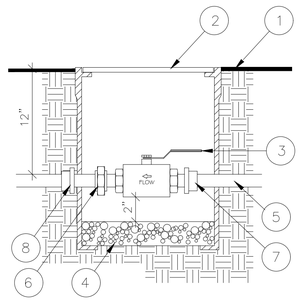
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806 WITH RAIN BIRD ROTARY NOZZLE
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

E 1806 POP-UP SPRAY SPRINKLER W/ ROTARY NOZZLE



1. MODEL: WIRELESS SOLAR SYNC SENSOR. MOUNT UP TO 800' FROM RECEIVER
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
4. MODEL: SOLAR SYNC MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER
5. HUNTER PRO-C CONTROLLER
6. VALVE CONTROL WIRE CONDUIT
7. POWER SOURCE

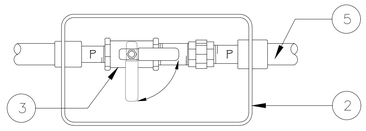
A WIRELESS SOLAR SYNC SYSTEM



LEGEND

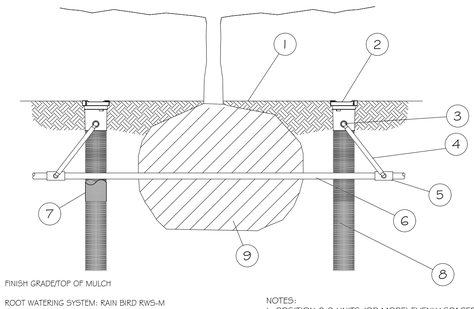
1. FINISH GRADE
2. PLASTIC VALVE BOX WITH LOCKING LID MARKED "B.V."
3. BALL VALVE - PER LEGEND
4. ONE CUBIC FT. OF 1" CRUSHED ROCK
5. PRESSURE SUPPLY LINE
6. SCH 80 PVC UNION
7. SCH 80 NIPPLE
7. SCH 80 PVC COUPLING & T.O.E NIPPLES

NOTE: 1. INSTALL VALVE BOX SUCH THAT THE TOP OF THE COVER IS 2" ABOVE FINISH GRADE IN GROUND COVER AREAS AND FLUSH WITH CONCRETE AND TURF AREAS



PLAN VIEW - N.T.S.

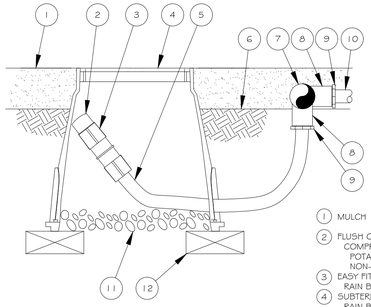
H BALL VALE - PER SCHEDULE



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-M
3. 1/2" (1,3 CM) SPIRAL BARB FITTING (INCLUDED)
4. 1/2" (1,3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050 OR 1/2" (1,3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1,3 CM) MALE NPT x 0.490" BARB ELBOW: RAIN BIRD SBE-050
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10,2 CM) WIDE X 18" (45,7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

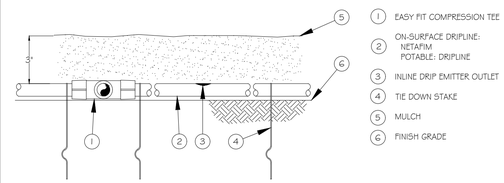
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH
3. RWS-M SERIES AVAILABLE IN THE FOLLOWING MODELS: RWS-M-B-C-1401: 0.25 GPM (0,95 LM), CHECK VALVE RWS-M-B-1401: 0.25 GPM (0,95 LM) RWS-M-B-C-1402: 0.5 GPM (1,9 LM), CHECK VALVE RWS-M-B-1402: 0.5 GPM (1,9 LM),
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

F ROOT WATERING SYSTEM RWS-M / TREE INSTALLATION



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE-RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

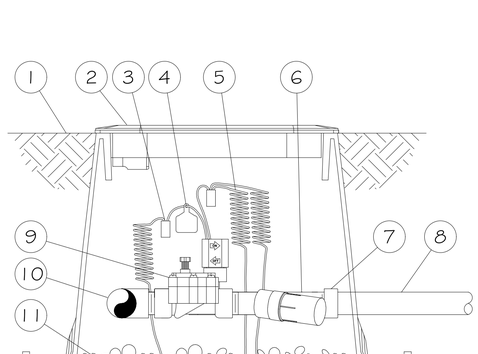
CH FLUSH VALVE



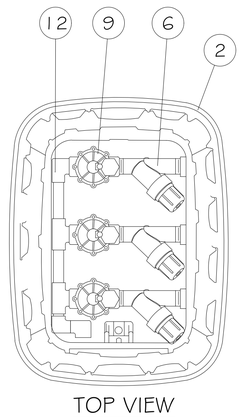
1. EASY FIT COMPRESSION TEE
2. ON-SURFACE DRIPLINE: NETAFIM POTABLE: DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE
5. MULCH
6. FINISH GRADE

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

C SURFACE DRIPLINE @ GRADE



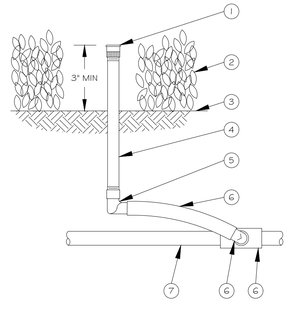
SIDE VIEW



TOP VIEW

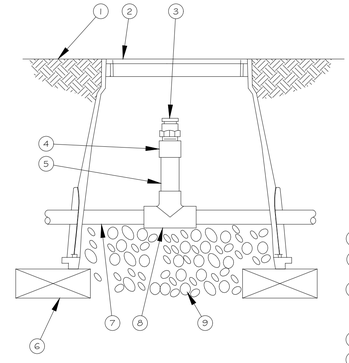
1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

I XCZ - 3/4" PRF IN SQUARE VALVE BOX



1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

D PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL

C AIR RELIEF VALVE

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS

5000 Birch St. Ste. 3000
Newport Beach, CA 92660

t: 714.795.8080
e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIGALERT
SECTION 4216-4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

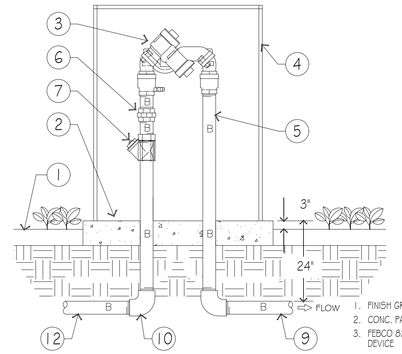
north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
PLANTING DETAILS

L 202

DATE: 6-24-25 REV:11-29-25

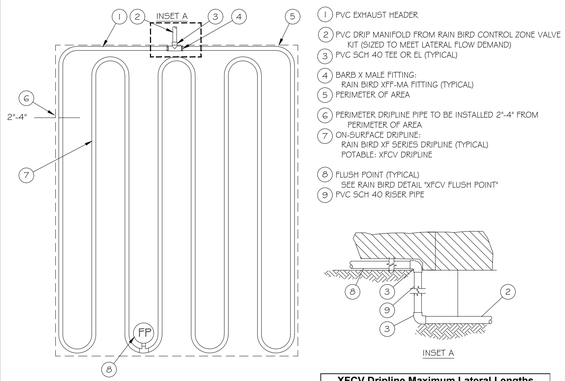


SECTION VIEW - N.T.S.

NOTE:
ALL PIPING BETWEEN THE WATER METER AND THE MASTER CONTROL VALVE SHALL BE BRASS THREADED PIPE AND FITTINGS.
SENSOR WIRES AND CONDUIT SHALL BE INSTALLED 18" BELOW FINISH GRADE.
SEAL CONDUIT ENDS AT BACKFLOW W/ AQUASEAL "VAPOR WRAP".

1. FINISH GRADE
2. CONC. PAD 4" THICK
3. FEBCO 825-YA REDUCED PRESSURE BACKFLOW DEVICE
4. BACKFLOW DEVICE ENCLOSURE
5. BRASS NIPPLES MIN. 4" TYP.
6. BRASS UNION
7. BRONZE WYE STRAINER
8. NOT USED
9. BRASS MAINLINE PIPE TO BRONZE PRESSURE REGULATOR AND MASTER CONTROL VALVE
10. BRASS ELLS
11. NOT USED
12. BRASS MAINLINE PIPE FROM WATER METER AND BALL TYPE SHUT OFF VALVE

A REDUCED PRESSURE BACKFLOW DEVICE



1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFCV DRIPLINE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFCV FLUSH POINT"
9. PVC SCH 40 RISER PIPE

INSET A

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	**0.9**	**0.6**	**0.9**
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

B XFCV ON-SURFACE DRIPLINE QUICK LAYOUT

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS

5000 Birch St. Ste. 3000
Newport Beach, CA 92660

t: 714.795.8080
e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIG ALERT

SECTION 4216.4(A)1 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

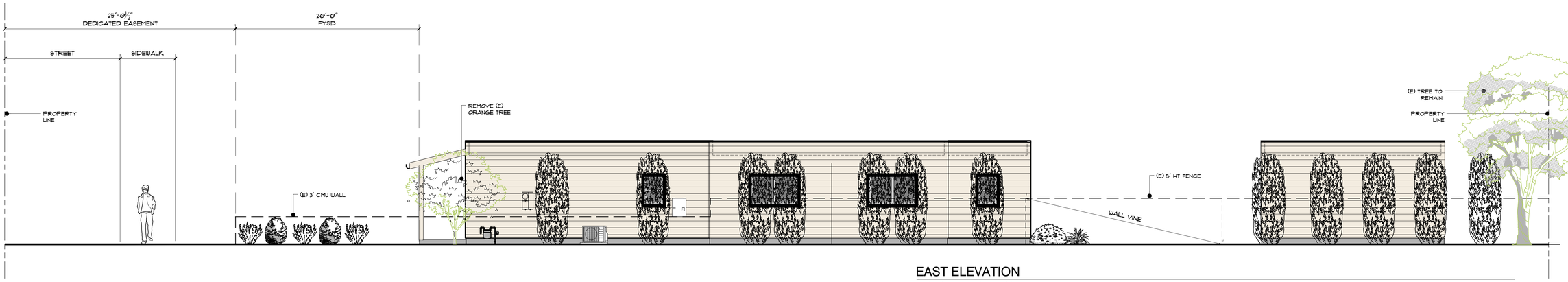
north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

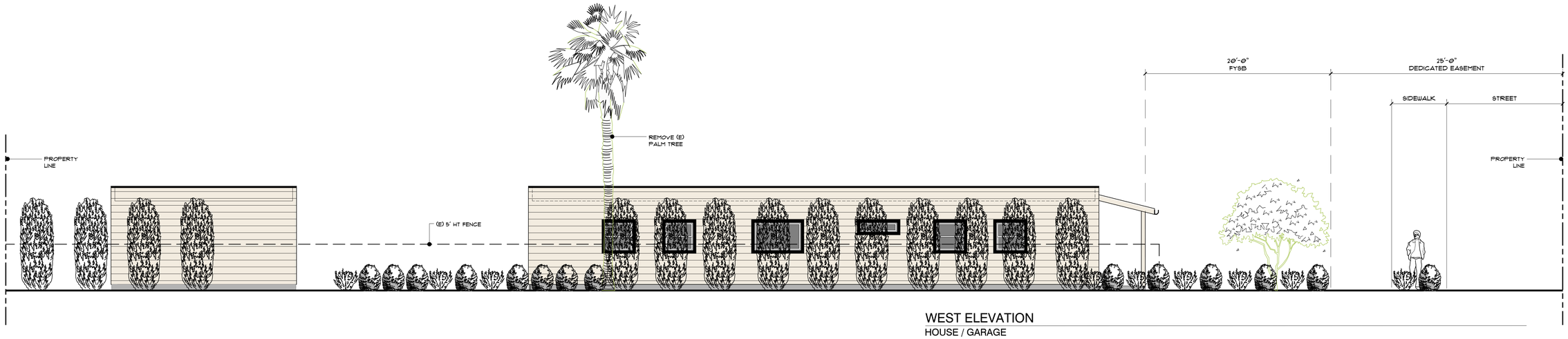
SHEET DESCRIPTION:
PLANTING DETAILS

L 203

DATE: 6-24-25 REV:11-29-25



EAST ELEVATION
HOUSE/JADU/GARAGE



WEST ELEVATION
HOUSE / GARAGE

ELEVATIONS

0 5 10 16 feet
SCALE: 3/16" = 1'-0"

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

DIGALERT
SECTION 4216-4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

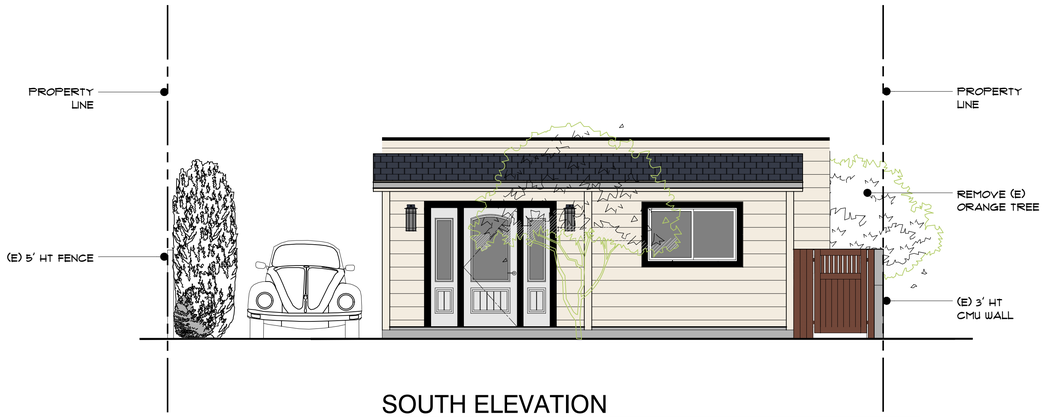
© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
ELEVATIONS

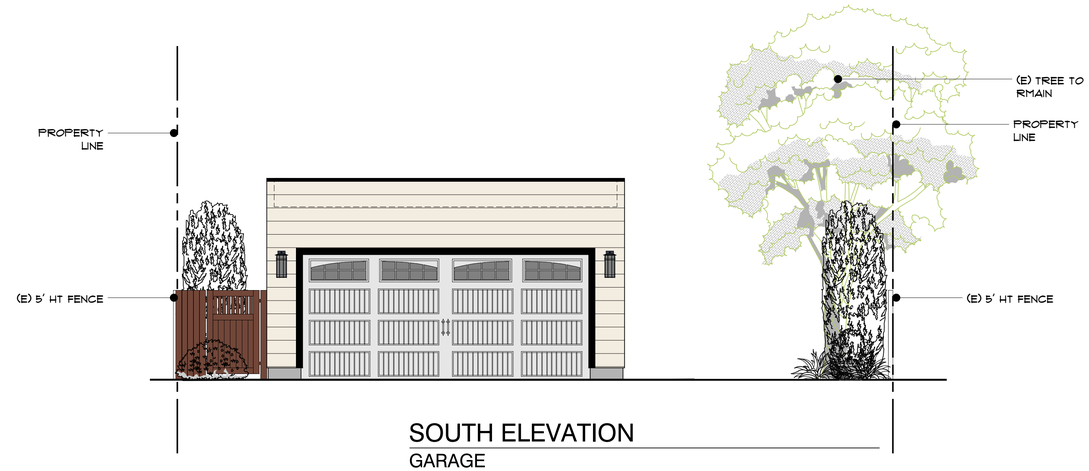
L 300

DATE: 6-24-25 REV:11-29-25

1234



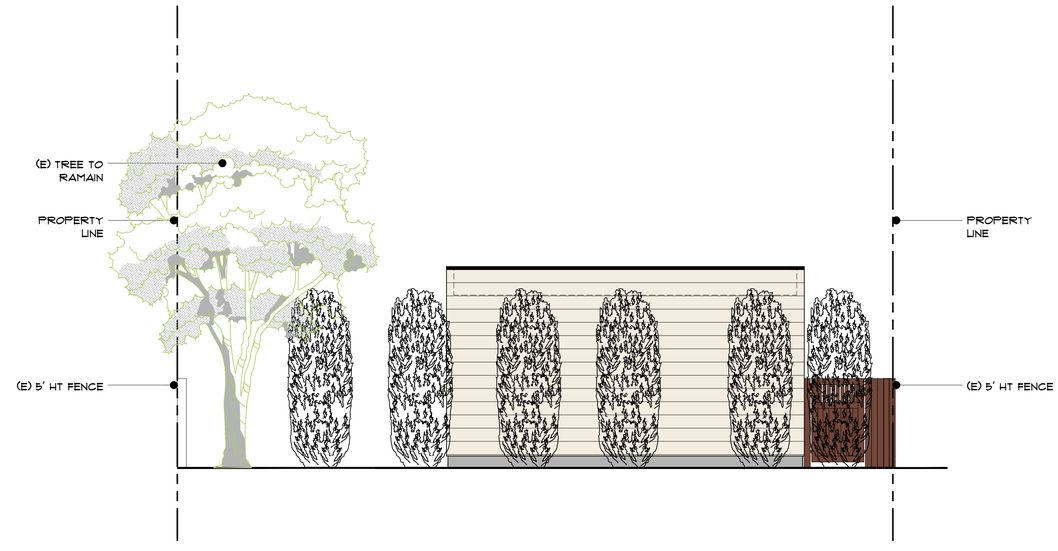
SOUTH ELEVATION
HOUSE



SOUTH ELEVATION
GARAGE



NORTH ELEVATION
HOUSE



NORTH ELEVATION
GARAGE/WORKSHOP

0 4 8 12 feet
SCALE: 1/4" = 1'-0"

ELEVATIONS

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12
BLOCK:D,W
ZONING: R-2-6
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

DIGALERT
SECTION 4216-4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT (800) 422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGE OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
ELEVATIONS

L 301

DATE: 6-24-25 REV:11-29-25

ATTACHMENT D: OLD TOWNE ORANGE NRHP HISTORIC DISTRICT NOMINATION

1593. **325 E. Toluca**
c1915 Craftsman
Historical Name:
AP Number: 390-103-26
This house incorporates both Craftsman and Colonial Revival bungalow features. The house is unusual for the way that it incorporates a full two-story with single, side-facing gabled roof. The main entry is articulated by a centrally located projecting gable which forms a small entry overhang. This is supported by Colonial columns. This entry porch is treated in the same manner as was done on the Colonial Revival bungalows.

1594. **334 E. Toluca**
1939
Historical Name:
AP Number: 390-103-21
Non-Contributor

1595. **335 E. Toluca**
1963
Historical Name:
AP Number: 390-103-27
Non-Contributor

1596. **340 E. Toluca**
1946
Historical Name:
AP Number: 390-103-15
Non-Contributor

1597. **405 E. Toluca**
1935
Historical Name:
AP Number: 390-103-13
Non-Contributor

1598. **435 E. Toluca**
1968
Historical Name:
AP Number: 390-103-13
Non-Contributor

ATTACHMENT E: 2005 DPR 523 FORM SET

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

Primary #
HRI # 112488
Trinomial ORA
NRHP Status Code 6Z
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☑ Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** ; **R** ; 1/4 of 1/4 of **Sec** ; **B.M.**

c. Address: 405 - E TOLUCA AVE ,# **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** ' **mE/** **mN**

e. Other Locational Data:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**

1935

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**

April, 2005

***P10. Survey Type:** (Describe)

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

***Required Information**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI # 112488
*NRHP Status Code 6Z

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Mediterranean Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1935 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity:

Site Integrity:

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

Style previously noted in 1991 Survey as: Vernacular.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LMDR **# of Buildings:** 1

Planning Zone: R-2-6 **# of Stories:** 1

Lot Acre: **# of Units:** 1

Principal Building Sqft: 430

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

ATTACHMENT F: CURRENT PHOTOGRAPHS



Figure 1: E. Toluca Avenue, view facing northwest from subject property. Source: GPA Consulting, July 2024.



Figure 2: E. Toluca Avenue, view facing northeast from nearby contributor, 325 E. Toluca Avenue, toward subject property. Source: GPA Consulting, July 2024.



Figure 3: E. Toluca Avenue, view facing southwest from subject property toward nearby contributor, 334 E. Toluca Avenue. Source: GPA Consulting, July 2024.



Figure 4: E. Toluca Avenue, view facing southeast from subject property. Source: GPA Consulting, July 2024.



Figure 5: Subject property from Toluca Avenue, view facing north. Source: GPA Consulting, July 2024.



Figure 6: South elevation, view facing northeast. Source: GPA Consulting, July 2024.



Figure 7: South (left) and east (right) elevations, view facing northwest. Source: GPA Consulting, July 2024.



Figure 8: East (left) and north (right) elevations, view facing southwest. Source: GPA Consulting, July 2024.



Figure 9: North elevation, view facing south. Source: GPA Consulting, July 2024.



Figure 10: North (left) and west (right) elevations, view facing southeast. Source: GPA Consulting, July 2024.



Figure 11: West elevation, view facing east. Source: GPA Consulting, July 2024.



Figure 12: South elevation of garage. West (left) and south (right) elevations of residence, view facing northeast. Source: GPA Consulting, July 2024.



Figure 13: West (left) and south (right) elevation of garage, view facing northeast. Source: GPA Consulting, July 2024.



Figure 14: North elevation of residence (left) and east (left) and north (right) elevations of garage, view facing southwest. Source: GPA Consulting, July 2024.