

## **Technical Appendix H**

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**Phase I Environmental Site Assessment  
Environmental Engineering & Contracting, Inc.  
April 30, 2014**

**Phase II Environmental Site Assessment  
Environmental Engineering & Contracting, Inc.  
May 16, 2014**

# **Phase I Environmental Site Assessment**

Balboa Marina  
201-241 East Coast Highway  
Newport Beach, California

April 30, 2014

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## TABLE OF CONTENTS

ES	EXECUTIVE SUMMARY .....	1
	ES.1 Findings .....	1
	ES.2 Data Gaps .....	2
	ES.3 Recommendations .....	2
1.0	INTRODUCTION .....	3
	1.1 Definitions .....	3
	1.2 Purpose and Scope .....	3
	1.3 Limitations .....	4
2.0	SITE DESCRIPTION .....	4
	2.1 Water Supply and Wastewater Discharge .....	4
	2.2 Physiography .....	5
	2.3 Geological and Hydrogeological Setting .....	5
	2.4 Flood Zone .....	5
	2.5 Federal Wetlands .....	5
3.0	SITE RECONNAISSANCE .....	5
	3.1 Use of Hazardous Substances .....	5
	3.2 Hazardous Substance Containers .....	6
	3.2.1 Underground Storage Tanks .....	6
	3.2.2 Aboveground Storage Tanks .....	6
	3.2.3 Sumps, Trenches, and Clarifiers .....	6
	3.3 Waste Management and Disposal .....	6
	3.3.1 Hazardous Waste .....	6
	3.3.2 Non-hazardous Waste .....	6
	3.3.3 Wastewater .....	6
	3.3.4 Stained Soil or Pavement .....	6
	3.3.5 Distressed Vegetation .....	7
	3.3.6 Polychlorinated Biphenyls .....	7
	3.3.7 Lead-Based Paint .....	7
	3.3.8 Asbestos .....	7
	3.3.9 Radon .....	7
	3.3.10 Mold .....	8
	3.4 Adjacent Properties .....	8
	3.5 Interviews .....	8
4.0	PROPERTY HISTORY .....	8
	4.1 Aerial Photographs .....	9
	4.2 Topographic Maps .....	11
	4.3 City Directories .....	13
	4.4 Fire Insurance Maps .....	15
	4.5 Environmental Liens .....	15
	4.6 Previous Environmental Studies or Documentation .....	15
5.0	REGULATORY AGENCY FILE REVIEW .....	15

5.1	Federal .....	15
5.1.1	United States Environmental Protection Agency.....	15
5.2	State .....	16
5.2.1	State of California Air Resources Board .....	16
5.2.2	State of California Office of the State Fire Marshal .....	16
5.2.3	State of California Office of Environmental Health Hazard Assessment .....	16
5.2.4	State of California Environmental Protection Agency .....	16
5.2.5	South Coast Air Quality Management District .....	16
5.2.6	Regional Water Quality Control Board – Santa Ana Region .....	16
5.3	County .....	16
5.3.1	Orange County Fire Department.....	16
5.3.2	Orange County Health Care Agency.....	17
5.3.3	Orange County Sanitation District .....	17
5.4	Local .....	17
5.4.1	City of Newport Beach City Clerk .....	17
5.5	Environmental Database Search.....	17
5.5.1	Subject Property.....	20
5.5.2	Surrounding Sites .....	21
6.0	VAPOR ENCROACHMENT SCREENING .....	22
7.0	SUMMARY AND RECOMMENDATIONS.....	22
7.1	Subject Property .....	22
7.2	Subject Property Vicinity .....	23
7.3	Recognized Environmental Conditions .....	23
7.4	Data Gaps.....	24
7.5	Recommendations .....	24
8.0	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS .....	24
8.1	Certification .....	24
9.0	REFERENCES.....	25

## In-Text Tables

Table 4-1	Historical Land Use Based on Aerial Photographs .....	9
Table 4-2	Historical Land Use Based on Topographic Maps .....	11
Table 4-3	Historical Land Use Based on City Directories .....	13
Table 5-1	Environmental Database Listings.....	18

## Figures

Figure 1	Site Location Map
Figure 2	Site Vicinity Map
Figure 3	Site Layout Map

## Appendices

Appendix A	EEC Standard Limitations
Appendix B	Site Photographs
Appendix C	User Questionnaire

Appendix D	Aerial Photographs
Appendix E	Historical Topographic Maps
Appendix F	City Directories Report
Appendix G	Sanborn Maps No Coverage Letter
Appendix H	Environmental Liens Search Report
Appendix I	Previous Environmental Studies
Appendix J	Agency Correspondence
Appendix K	EDR Database Search Report

## **ES EXECUTIVE SUMMARY**

On behalf of The Irvine Company (TIC), Environmental Engineering & Contracting, Inc. (EEC) performed a Phase I Environmental Site Assessment (ESA) at 201-241 East Coast Highway, Newport Beach, Orange County, California (subject property). The assessment was conducted in accordance with the U.S. Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (40 CFR 312); American Society for Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I ESA Process (ASTM Designation E 1527-13); and EEC's standard limitations.

The purpose of the Phase I ESA is to identify potential or known environmental risks and liabilities associated with the subject property. In addition, the Phase I ESA is considered appropriate inquiry to support the innocent landowner defense pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

The subject property consists of one approximately 150,000 square foot (sq ft) parcel utilized as an active marina and yacht sales facility in Newport Beach, Orange County, California. The subject property includes a 1,600 sq ft office building used for yacht sales, asphalt driveways and parking areas, boat docking slips, and landscaping. A trash receptacle is located in the northeastern portion of the subject property. EEC did not observe any evidence of distressed vegetation, spills or staining during the site reconnaissance.

The assessment consisted of site reconnaissance and review of regulatory agency records and historical documentation.

### **ES.1 Findings**

Based on site observations and information gathered, the Phase I ESA revealed the following:

- Prior to approximately 1947, the subject property was an undeveloped lot. In approximately 1947, the property began to be utilized as a marina. In approximately 1953, the current on-site building and a smaller on-site building (no longer present) were constructed at the subject property. The subject property has operated as a marina and yacht sales office since. A boat utilized the western portion of the subject property for dockage from 1965 to 2008. The boat was occupied by a restaurant followed by a museum before it was removed from the subject property. In 2009, the current boat docks and slips were constructed.
- The subject property is border by Newport Harbor to the west and south, East Coast Highway to the north, and a marina including a restaurant to the east. The surrounding area is a mix of residential and commercial properties.
- No spills, staining, or stressed vegetation were observed at the subject property.
- No hazardous materials were observed on-site.
- Based on the site elevation and its proximity to open water, groundwater beneath the subject property is assumed to be less than 10 feet below ground surface (ft bgs).
- The subject property is listed in the ERNS and CHMIRS environmental databases for a minor oil release from a boat overflow, two minor diesel spills from vessel bilge pumps, and the washing of paint waste into the harbor. However, these listings do not represent a REC or HREC for the subject property, since these were in reference to releases to the water and would have since dissipated.
- Newport Beach building records included applications for one 1,500-gallon fuel UST and one 4,000-gallon fuel UST, dated 1956 and 1957. According to a map included with the building

records, the specific location of the USTs could not be determined. However, it appears the location of the tanks may have been on the northwest corner of the site or adjacent to the present-day on-site property building. The storage tanks were likely installed in approximately 1957 and may or may not have been removed. Based on the lack of environmental data associated with the tanks, the potential presence of fuel USTs represents a REC for the subject property.

- Documentation provided by the current property owner indicates that a petroleum odor was identified in soil during previous investigation activities. Based on this observation, the potential presence of petroleum in soil represents a REC for the subject property.
- No off-site environmental conditions were identified that represent a recognized environmental condition (REC), a controlled recognized environmental condition (CREC), vapor encroachment condition (VEC), or a historical recognized environmental condition (HREC) within 0.5 mile of the subject property.

## **ES.2 Data Gaps**

At the time of this Phase I ESA report, EEC did not locate any tank removal permits for the property. EEC confirmed with the City of Newport Beach that their local agencies would hold the permits for tank removal, if filed. This data gap represents a REC for the subject property.

## **ES.3 Recommendations**

Based on the information obtained during the Phase I ESA, EEC recommends a subsurface investigation in the area of previously identified petroleum odor and at the potential locations of the former underground fuel tanks. The investigation should include a geophysical survey to determine if any subsurface features such as the tank itself or pipelines remain.

## 1.0 INTRODUCTION

The Irvine Company (TIC) retained EEC to conduct a Phase I ESA at 201-241 East Coast Highway, Newport Beach, Orange County, California (subject property; Figure 1, *Site Location Map*; Figure 2, *Site Vicinity Map*). The subject property consists of an approximately 150,000 square foot (sq ft) lot with an approximately 1,600 sq ft building on one parcel in Newport Beach, Orange County, California

### 1.1 Definitions

The term *recognized environmental condition* (REC) is defined by the ASTM as the “presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

The term *controlled recognized environmental condition* (CREC) is defined by the ASTM as “a *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

The term *historical recognized environmental condition* (HREC) is defined by ASTM as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I ESA is conducted (for example, if there has been a change in the regulatory criteria).”

The term *vapor encroachment condition* (VEC) is defined by ASTM as the “presence or likely presence of chemical of concern vapors in the sub-surface of the target property caused by the release of vapors from contaminated soil or groundwater either on or near the target property as determined by Tier 1 or Tier 2 procedures, defined within ASTM E2600-10.

The term *de minimus condition* is defined by ASTM as “a condition that generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

### 1.2 Purpose and Scope

The purpose of this Phase I ESA is to identify potential or known environmental risks and liabilities associated with the subject property. The Phase I ESA considers land use history, site operations, and regulatory documentation to evaluate the potential presence of hazardous substances within the subject property or vicinity. In addition, the Phase I ESA constitutes appropriate inquiry to support the innocent landowner defense pursuant to CERCLA.



This ESA was performed in accordance with the USEPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and ASTM Designation E 1527-013. This Phase I ESA consisted of site reconnaissance, drive-by survey of the site vicinity, and a review of available documentation to identify conditions indicative of releases or threatened releases of hazardous substances as defined in CERCLA Section 101(14) (§ 312.1(c)).

### **1.3 Limitations**

The conclusions presented in this report are professional opinions based solely upon visual observations of the subject property, subject property vicinity and EEC's interpretation of the available historical information and documents reviewed, as described in this report. The conclusions are intended exclusively for the purpose outlined in this report, for the specified subject property location, and for the project indicated. The opinions and recommendations presented in this report apply to past and present conditions at the subject property and are not applicable to future conditions or events.

In accordance with Section 312.24, *Reviews of Historical Sources of Information*, of the All Appropriate Inquiries rule, all obvious uses of the subject property shall be identified from the present to "as far back as it can be shown that the property contained structures or from the time the property was first used for residential, agricultural, commercial, industrial, or governmental purposes." This task requires review of only as many historical sources as are necessary and are both reasonably ascertainable and likely to be useful. Historical sources could include aerial photographs, fire insurance maps, recorded land title records, topographic maps, local city directories, building department records, and zoning and land use records. This ESA did not include physical testing for such non-scope considerations such as an evaluation for the potential presence of lead in drinking water, radon gas, asbestos, or lead-based paint at the subject property (Appendix A, *EEC Standard Limitations*).

## **2.0 SITE DESCRIPTION**

The subject property consists of one approximately 150,000 square foot (sq ft) parcel utilized as an active marina and yacht sales facility in Newport Beach, Orange County, California. The subject property includes a 1,600 sq ft office building used for yacht sale, asphalt driveways and parking areas, boat docking slips, and landscaping.

EEC did not have access to the interior of the building at the subject property during the Phase I ESA. The exterior of the Property includes an asphalt driveway and parking areas, and landscaping. Boat slips are located on the south side, in the Newport Bay (Figure 3, *Site Layout Map*). A trash receptacle is located in the northeastern portion of the subject property. EEC did not observe any evidence of distressed vegetation, spills or staining during the site reconnaissance. Photographs of the subject property and significant features are presented in Appendix B, *Subject Property Photographs*.

### **2.1 Water Supply and Wastewater Discharge**

The City of Newport Beach provides sewer and potable water connections to the subject property. The property does not operate its own water well. There are no potable water wells within 1.0 mile of the subject property.

## **2.2 Physiography**

The subject property is depicted in the U.S. Geological Survey 7.5-minute, Newport Beach, California, quadrangle map, dated 1981. According to the map, the subject property is located approximately 8 feet above mean sea level. The topography near the subject property is flat. The property is located on Newport Bay.

## **2.3 Geological and Hydrogeological Setting**

The subject property is located adjacent to a channel of the Lower Newport Bay. Aerial photographs indicated that the subject property was a marsh prior to the late 1930s, when it was filled in for future development. According to a 2008 Mitigated Negative Declaration report (Section 4.6), the site is underlain by cohesionless soils and dense sands underlying soft mud deposits that have sufficient relative density and strength to resist liquefaction.

Based on the proximity of the subject property to open water and the subject property elevation, depth to groundwater is less than 10 feet below grade. Groundwater flow direction is tidally influenced, and flows west when the tide is outgoing and east when the tide is incoming (AEC, 2010).

## **2.4 Flood Zone**

According to information provided on a Federal Emergency Management Agency Flood Insurance Rate Map, the southernmost portion of the subject property is located within a 500-year flood zone. A 100-year flood zone is located in the Newport Bay, immediately south of the subject property.

## **2.5 Federal Wetlands**

According to the Environmental Database Review database report and U.S. Fish and Wildlife Service wetland maps, an Estuarine and Marine Wetland is located on the shore of the Newport Bay, the west adjoining property.

## **3.0 SITE RECONNAISSANCE**

EEC conducted a site reconnaissance of the subject property and surrounding area to examine current conditions. EEC looked for visible evidence of possible past use or disposal of hazardous materials at the subject property and adjacent properties. Site reconnaissance included observations of existing conditions at the subject property and a perimeter survey from public rights-of-way.

### **3.1 Use of Hazardous Substances**

Hazardous substances are not currently used at the subject property; however, EEC was not able to inspect the interior of the onsite building.

## **3.2 Hazardous Substance Containers**

### *3.2.1 Underground Storage Tanks*

No visual evidence indicating the presence of underground storage tanks (USTs) was identified at the subject property. Newport Beach building records included applications for the installation of one 1,500-gallon fuel UST and one 4,000-gallon fuel UST, dated 1956 and 1957. According to a map included with the building records, the specific location of the USTs could not be determined. However, it appears the location of the tanks may have been on the northwest corner of the site or adjacent to the present-day on-site property building. The storage tanks were likely installed in approximately 1957 and may or may not have been removed.

### *3.2.2 Aboveground Storage Tanks*

No visual evidence indicating the presence of ASTs was identified at the subject property. In addition, no records indicating the presence of former ASTs were found during file reviews.

### *3.2.3 Sumps, Trenches, and Clarifiers*

No visual evidence indicating the presence of sumps, trenches, or clarifiers were observed during EEC's site visit. In addition, no records indicating the presence of former subsurface features were found during file reviews.

## **3.3 Waste Management and Disposal**

### *3.3.1 Hazardous Waste*

The subject property did not generate hazardous waste at the time of the site visit.

### *3.3.2 Non-hazardous Waste*

Non-hazardous waste generated at the subject property is temporarily stored in an on-site trash receptacle until it is removed by a commercial waste management company.

### *3.3.3 Wastewater*

Wastewater generated at the subject property is disposed through sewer lines connected to the City of Newport Beach sewer system.

### *3.3.4 Stained Soil or Pavement*

No stained soil or pavement was observed at the subject property.

### 3.3.5 *Distressed Vegetation*

No distressed vegetation was observed at the subject property.

### 3.3.6 *Polychlorinated Biphenyls*

Polychlorinated biphenyls (PCBs) are chemicals that are widely used in industry for their heat-transfer properties. PCBs were historically used in electrical transformers, hydraulic fluids, and electrical equipment, such as fluorescent light ballasts. PCBs are stable compounds that persist in the environment after a spill or improper disposal. PCBs are carcinogenic substances, and their use has been prohibited in most products since 1978. An empty vault was observed on the southwest corner of the subject property. According to site representatives, this vault was previously used to house an electrical transformer.

### 3.3.7 *Lead-Based Paint*

A lead-based paint survey was not conducted as part of this assessment. However, based on visual observations, painted surfaces observed during the site reconnaissance were in good condition. Due to the date of the on-site building construction (1953), there is a potential that lead-based paint exists at the subject property. However, only a complete, intrusive lead-based paint sampling survey can definitively determine the presence of lead-based paint.

### 3.3.8 *Asbestos*

Asbestos is a naturally occurring fibrous mineral that was extensively used in the past for its insulation qualities. Asbestos fibers can be found in thermal insulation, fire-proofing material, vinyl floor tiles, mastic, wallboard, ceiling tiles, roofing material and numerous other materials. After asbestos was determined to be carcinogenic, its use was severely restricted in the late 1970's. Building materials are classified as Asbestos-containing Material (ACM) if they contain greater than 1% asbestos fibers. Such material is considered a hazardous material and must be properly disposed of when removed or managed under an operations and maintenance plan. As previously noted, EEC did not have access to the interior of the onsite building, therefore, we could not provide a visual examination. However, due to the date of the building construction (1953), there is a potential that ACMs exist at the subject property. However, only a complete, intrusive asbestos sampling survey can definitively determine the presence of ACMs.

### 3.3.9 *Radon*

Radon is an odorless, radioactive gas that occurs naturally in soil, rock, and building materials. It results from the natural radioactive decay of radium and uranium. In outdoor air, radon is generally diluted to such low concentrations that it is usually not of concern. In enclosed spaces such as homes, offices, and/or basements, radon can accumulate and pose an environmental concern. Indoor levels of radon depend on a building's construction and the concentration of radon in the underlying soil and rock.

The subject property is located within Orange County, California, which has been designated by the USEPA as Radon Zone 3. Zone 3 is designated as having an indoor radon average less than 2.0 picocuries per liter (pCi/L). The USEPA has set a standard of 4.0 pCi/l as the concentration of radon at which corrective action is recommended.

Based on the location of the subject property, there is low potential for elevated levels of radon. In addition, the subject property is well ventilated and there are no existing subsurface structures, such as a basement. It is unlikely that radon would accumulate at hazardous concentrations at the subject property; therefore, radon is not considered to represent a REC for the subject property.

### *3.3.10 Mold*

EEC conducted a visual inspection to determine the presence of mold or conditions conducive to mold at the subject property. No visual evidence of mold was observed within the readily accessible areas of the subject property. It should be noted the EEC was not able to inspect the interior of the onsite building.

## **3.4 Adjacent Properties**

To the north, the subject property is bordered by East Coast Highway, followed by a parking lot and an Orange County Sanitation District sewer pump lift station and additional parking associated with Newport Harbor.

To the east, the subject property is bordered by Sol (restaurant), followed by 3 Thirty 3 (restaurant), Bayside Drive, and a Chevron gasoline station.

To the south, the subject property is bordered by Newport Bay, followed by residential houses on Linda Isle.

To the west, the subject property is bordered by the Newport Bay, followed by multi-tenant residential and commercial buildings.

## **3.5 Interviews**

As part of this ESA, EEC solicited an interview from the property owner. EEC received a written response to the request from Mr. Dean S. Kirk, the Vice President of Environmental Affairs for The Irvine Company. In his response, Mr. Kirk indicated that the Irvine Company has occupied the subject property for greater than 50 years. Mr. Kirk also indicated that he was aware of a previous environmental site assessment at the facility that indicated the presence of petroleum products. EEC was provided with an email documenting the observation of a petroleum odor in soil collected during a soil assessment in 2013. The petroleum odor observed in soil represents a REC for the subject property. A copy of the property owner questionnaire and email is included in Appendix C, *User Questionnaire*.

## **4.0 PROPERTY HISTORY**

EEC evaluated historical land use of the subject property through the examination of selected historical aerial photographs, historical topographic maps, Sanborn Fire Insurance Maps, and historical city directories. Written requests were submitted to state, county, and local agency representatives for information regarding the potential presence of hazardous substances at the subject property and to evaluate the potential for the subject property to be impacted by off-site sources of contamination.

Prior to approximately 1947, the subject property was an undeveloped lot. In approximately 1947, the property began to be utilized as a marina. In approximately 1953, the current on-site building and a smaller on-site building (subsequently removed sometime between 1963 and 1972) were constructed

and the property began functioning as the Balboa Marina. The subject property has operated as a marina and yacht sales office since. A riverboat utilized the western portion of the subject property for dockage from 1965 to 2008. The boat was occupied by a restaurant followed by a museum before it was removed from the subject property. In 2009, the current boat docks and slips were constructed.

#### 4.1 Aerial Photographs

The type and layout of structures visible in an aerial photograph of a property can often indicate the general type of on-site activity and land use; however, specific elements of a property operation cannot normally be determined from the photographs. EEC reviewed aerial photographs provided by EDR for the years of 1927, 1938, 1947, 1953, 1963, 1972, 1977, 1990, 1995, 2005, 2009, 2010, and 2012. Table 4-1, *Historical Land Use Based on Aerial Photographs*, summarizes the land use history of the subject property and vicinity based on a review of aerial photographs. Copies of the aerial photographs are included in Appendix D, *Aerial Photographs*.

**Table 4-1, Historical Land Use Based on Aerial Photographs**

Year	Property	Vicinity
1927	The subject property is wetlands.	The Newport Bay is located adjacent to the west and continues to the south of the property. Wetlands are located adjacent to the south and east of the subject property. A small island is located in the southern portion of the photograph. East Pacific Coast Highway is located adjacent to the north of the subject property. Wetlands are located further north. Residential development is located in the southeast corner of the photograph.
1938	The subject property has been graded and is vacant.	Marina channels and Linda Isle have been formed by dredging. A marina is located west of the subject property across Newport Bay. Additional development is located in the south, on a previously vacant island. The wetlands to the north, east, and west (across Newport Harbor) appear to have been graded for future development
1947	A driveway and boat moorings are located along the eastern and southern boundaries of the property, respectively.	Additional residential development is located to the south and west of the subject property. Additional docks and moorings are located along the bay. Further large scale grading has occurred to the northeast and additional filling of Linda Island to the south.
1953	The subject property has two small buildings in the southwest corner. The remainder of the property is utilized as parking. Additional boat moorings and docks are located along the south and west boundaries of the property.	A bridge has been constructed to Linda Isle. Additional residential development has occurred throughout the area but mostly west and south portions of the map, along with additional docks and moorings along the bay.
1963	The portions of the property utilized for parking appear to have been paved. No other	The property adjacent to the east of the subject property has been developed with several small buildings and paved parking. A cove has been dredged to the north-northeast of the subject property, beyond East Coast Highway to allow for boat access to a marina and residential

Year	Property	Vicinity
	significant changes have occurred.	community now present. Additional residential development is located to the northwest, northeast, and southeast of the subject property. A recreational park is located to the far northwest. Additional docks and moorings are located along the bay, particularly to the southeast of the subject property.
1972	The smaller of the two buildings is no longer located on the subject property. A large boat is docked on the western portion of the subject property.	Linda Isle, south of the subject property, has been partially dredged to create a cove and developed with residential housing. Additional commercial development is located east of the subject property. A construction site is located further east. Additional residential development is located northeast of the subject property.
1977	No significant changes are visible from the previous photograph.	Additional residential and commercial development is located east and southeast of the subject property. Additional residential development is located northeast of the subject property, across the bay. A school building is located north of the subject property, across Newport Bay. A new inlet is located southeast of the subject property and additional docks and moorings are located along the new waterway.
1990	The configuration of the docks leading from the subject property's southern boundary has been changed from one dock running east to west to multiple docks running north to south. The parking lots and landscaping has been altered and appears to be consistent with the present day configuration. A small beach is located on the western property boundary.	The property adjacent to the north of the subject property is now a paved lot. The East Coast Highway bridge over the Newport Bay, formerly immediately adjacent to the north of the subject property, has been replaced with a larger bridge structure. The property further north of the subject property, beyond the bridge, contains small structures and additional dock moorings. A parking lot and associated docks and moorings northwest of the subject property, across the Newport Bay, are now vacant land. Additional residential development is located southeast of the subject property, along the new inlet from the 1977 photograph. A construction site is located east of the subject property, along the eastern edge of the photograph.
1995	No significant changes have occurred from the previous map.	A trailer park is located in the former construction area east of the subject property. No other significant changes have occurred from the previous photograph.
2005	A seawall appears to have been constructed adjacent west of the boat docked on the western property boundary. No significant changes have occurred from the previous photograph.	Recreational parks and additional residential development are located north of the subject property, across the Newport Bay. No other significant changes have occurred from the previous photograph.
2009	The boat formerly moored off the west boundary of the subject property is no longer visible. All moorings along the south boundary of the subject	A parking lot area is located northwest of the subject property, across the Newport Bay. No other significant changes have occurred from the previous photograph.

Year	Property	Vicinity
	property are vacant. No other significant changes have occurred from the previous photograph.	
2010	The moorings and docks along the south boundary of the subject property are occupied by boats. No other significant changes have occurred from the previous photograph.	No significant changes have occurred from the previous photograph.
2012	No significant changes have occurred from the previous photograph.	No significant changes have occurred from the previous photograph.

## 4.2 Topographic Maps

The general land use of a property can often be discerned from the type and layout of structures and features depicted on a historical topographic map. However, discrete elements of a subject property operation cannot normally be determined from the map. EEC reviewed historical USGS topographic maps for the years of 1901, 1902, 1935, 1942, 1951, 1965, 1972 and 1981. A summary of the land use history of the subject property and vicinity based on a review of topographic maps is provided (Table 4-2, *Historical Land Use Based on Topographic Maps*; Appendix E, *Historical Topographic Maps*).

**Table 4-2, Historical Land Use Based on Topographic Maps**

Map Year	Quadrangle	Subject Property	Vicinity
1901	Santa Ana	The subject property appears to be undeveloped.	The Newport bay is adjacent to the subject property. The Pacific Ocean is located to the southwest. The San Joaquin Hills are located to the east of the subject property. A Southern Pacific railroad is located north of the subject property. The town of Fairview is located further north. The town of Newport Beach is located west of the subject property. The Shelter Branch railroad runs from Newport Beach to the northwest.
1901	Southern CA Sheet 1	Subject property features are unable to be discerned due to the scale of the map.	The cities of Santa Ana, Garden Grove, Orange, Tustin, Anaheim, Fullerton and Brea are located north of the subject property, beyond the pre-existing Southern Pacific railroad. The Santa Ana River and several wetlands are located northwest of the subject property, along the Pacific coast. The cities of Westminster, Los Alamitos, Long Beach, Clearwater and Downey, along with the San Gabriel and Rio Hondo rivers are located further northwest. The San Pedro Bay is located at the mouth of the San Gabriel River at the Pacific Ocean.



Map Year	Quadrangle	Subject Property	Vicinity
1902	Corona	The subject property appears to be undeveloped.	A town named Fairview is located north of the subject property. No other significant changes are visible on the map.
1935	Newport Beach	The subject property appears to be undeveloped.	The Pacific Coast Highway is adjacent to the north of the subject property. The city of Newport Beach has extended along the Newport Peninsula. Balboa Island is developed with housing. A breakwater is mapped leading off the Newport Bay. The city of Corona Del Mar is located east of Balboa Island. The cities of Newport Heights and Costa Mesa (formerly Fairview) are located further north of the subject property.
1942	Santa Ana	The subject property appears to be undeveloped.	The land south of the subject property has been cut out to form a waterway and an island. The cities of Newport Beach, Corona Del Mar, Newport Heights and Costa Mesa have been shaded in pink to indicate dense urban development. The Southern Pacific railroad is no longer depicted. Two piers are located along the Newport Peninsula. The Santa Ana River has been carved into a man-made channel to the far northwest of the subject property.
1951	Newport Beach	The subject property appears to be undeveloped.	The island south of the subject property is labeled Shark Island. Additional development is depicted north of the property in Newport Heights, and also east and west of the property, along the bay.
1965	Newport Beach	Two small buildings are located on the subject property. Boat dockage is indicated on both the south and west boundaries of the property.	The island to the south of the subject property has been renamed Linda Isle. A trailer park is located north of the subject property, beyond the Coast Highway. The vicinity of the subject property is more developed, with additional areas shaded to indicate dense development.
1972	Newport Beach	A permanent boat mooring is located along the western edge of the subject property. No other significant changes have occurred.	Linda Isle is shaded to indicate dense development. Additional development has occurred across the mapped area.
1981	Newport Beach	No significant changes have occurred from the previous map.	No significant changes have occurred from the previous map.

### 4.3 City Directories

EEC retained EDR to search city directory records for the years 1920 through 2013 for land use information pertaining to the subject property (Appendix F, *City Directories Report*). From approximately 1955 to the present day, the subject property has operated as a yacht marina (Table 4-3, *Historical Land Use Based on City Directories*). No listings were identified for the subject property prior to 1955.

**Table 4-3, Historical Land Use Based on City Directories**

Map Year	Address	Tenant
2013	201 East Coast Highway	Orange Coast Yachts
2008	201 East Coast Highway	Orange Coast Yachts
2003	201 East Coast Highway	Orange Coast Yachts
2002	201 East Coast Highway	Coastline Yachts Waller Gillfillan Orange Coast Yachts Rosen Hy
2002	245 East Coast highway	Nateg Needhamma Kathleen A Nelson Phl Niesen Nadinck Marc Nacker James M Mitchell Richard A Naylor
1995	201 East Coast Highway	Scott Bell Rosen Hy Coastline Yachts Walter E. Gillfillan S. Gilley Orange Coast Yachts
1995	241 East Coast Highway	Penguin Formal wear
1991	201 East Coast Highway	Clancio Atersia & Roxanne John Brawley Douglas Cancienne Cruising Yachts Walter E. Gillfillan Harry D. Hunt Richard L Kaspar Orange Coast Yachts Lawrence C. Reeves Rosen Hy Alfred Stevens
1986	201 East Coast Highway	Dennis Barr Joseph Behar Ronald Bower Richard L Kasper Kent Larson Orange Coast Yachts Rosen Hy Howard A. Siegel

Map Year	Address	Tenant
		Walter Gillfillan
1986	211 East Coast Highway	Harry D. Hunt
1980	201 East Coast Highway	Balboa Marina Inc. Michael Chew Laurent Croteau MD Walter Granath Thomas Horan Chas & Sylvia Rolston Sea Service Walter Granath Rosen Hy Seatala
1975	201 East Coast Highway	Thomas Alleger Jay C. Beckstead Bristol Trawlers Bristol Yachts Camper & Nicholsons Yachts Jas Cassou Laurent Croteau, MD Marina Mortgage & Investment Co Roger F Murphy Jas L Pearce Posthuma Agency Mason G Roe Rosen Hy Sea Lancers Marine Maintenance Service Service Afloat Woodward Yacht Broker
1970	201 East Coast Highway	Gaskin Meyer Ingval Hageland Service Afloat William Smelzer Bjamme E. Ursin
1966	201 East Coast Highway	M E Alexander, MD Balboa Marina Jas L Grigsby Dck Hermann J G Orwig Potter A Bailey D Rouebush Servie Afloat
1955	201 East Coast Highway	Balboa Marina Ellis Boat Rentals Service Afloat Watson Geo Marring Appr.

#### **4.4 Fire Insurance Maps**

EDR was contracted to conduct a search for Sanborn fire insurance maps. Fire insurance maps depict land use history for many portions of the United States and assist in determining whether there may be potential environmental contamination on or near a subject property. These maps, which have been periodically updated since the late 19th Century, often provide valuable insight into historical property uses. No Sanborn maps were available for the subject property (Appendix G, *Sanborn Maps No Coverage Letter*).

#### **4.5 Environmental Liens**

EDR was contracted to conduct a search for environmental liens pertaining to the subject property. No environmental liens were identified for the subject property (Appendix H, *Environmental Liens Search Report*).

#### **4.6 Previous Environmental Studies or Documentation**

EEC was provided with a 2008 Mitigated Negative Declaration report, prepared for the replacement of the docks and slips associated with the Balboa Marina, located along the southern shore of the subject property. The report addressed the impact that the replacement activities would have on all aspects of the environment near the subject property, including aesthetics, air quality, biological resources, and archeological resources. According to the report, the site is underlain by cohesionless soils and dense sands underlying soft mud deposits that have sufficient relative density and strength to resist liquefaction. According to the report, the subject property is located within the vicinity of the Newport-Inglewood Fault zone. Additionally, the report documents that the subject property is not on any hazardous materials site lists. No subject property characteristics were identified that would represent a REC or HREC. A copy of the Mitigated Negative Declaration Report is provided in Appendix I, *Previous Environmental Studies*.

### **5.0 REGULATORY AGENCY FILE REVIEW**

EEC submitted written requests to state, county, and local agencies for information regarding the potential presence of hazardous substances at the subject property and to evaluate the potential for the subject property to be impacted by off-site sources of contamination (Appendix J, *Agency Correspondence*).

#### **5.1 Federal**

##### *5.1.1 United States Environmental Protection Agency*

EEC requested a file review for the subject property from the USEPA for the subject property, and eight off-site properties in the vicinity. EEC received a response from the agency indicating that the USEPA does not maintain files for subject property.

## **5.2 State**

### *5.2.1 State of California Air Resources Board*

EEC requested a file review from the California Air Resources Board for the subject property. The agency stated that it has no records on file pertaining to the subject property.

### *5.2.2 State of California Office of the State Fire Marshal*

EEC requested a file review from the State of California Office of the State Fire Marshal for the subject property. The agency stated that it has no records on file pertaining to the subject property.

### *5.2.3 State of California Office of Environmental Health Hazard Assessment*

EEC requested a file review from the State of California Office of Environmental Health Hazard Assessment for the subject property. The agency stated that it has no records on file pertaining to the subject property.

### *5.2.4 State of California Environmental Protection Agency*

EEC requested a file review from the State of California Environmental Protection Agency for the subject property. The agency stated that it has no records on file pertaining to the subject property.

### *5.2.5 South Coast Air Quality Management District*

EEC requested a file review from the South Coast Air Quality Management District for the subject property. The agency verbally stated that it has no records on file pertaining to the subject property.

In addition, EEC conducted a search of the agency's online permit database. EEC did not identify any listings associated with the subject property.

### *5.2.6 Regional Water Quality Control Board – Santa Ana Region*

EEC requested a file review from the Regional Water Quality Control Board – Santa Ana Region (RWQCB) for the subject property and adjacent properties with historical groundwater environmental cases. The agency responded that it has no records on file pertaining to the subject property. EEC was referred to the Orange County Health Care Agency for the surrounding properties.

## **5.3 County**

### *5.3.1 Orange County Fire Department*

EEC requested a file review in person from the Orange County Fire Department. The agency responded and confirmed that it has no records or documents associated with the subject property on file.

### 5.3.2 *Orange County Health Care Agency*

EEC requested a file review from the Orange County Health Care Agency for the subject property and adjacent properties with historical groundwater environmental cases. The agency responded and confirmed that it has no records or documents associated with the subject property on file. EEC was provided with case closure documentation for the properties located 301 East Coast Highway and 455 East Coast Highway, Newport Beach, CA. A copy of these records is included in Appendix J.

### 5.3.3 *Orange County Sanitation District*

EEC requested a file review from the Orange County Sanitation District for the subject property. The agency stated that it has no records on file pertaining to the subject property

## 5.4 **Local**

### 5.4.1 *City of Newport Beach City Clerk*

EEC requested a file review in person from the City of Newport Beach City Clerk for the subject property and adjacent properties with historical groundwater environmental cases. The City Clerk distributes all requests to each department of the City of Newport Beach, including the fire department, building department, department of public works, and department of public health. EEC received the following responsive files from the City of Newport Beach:

#### *City of Newport Beach*

- EEC reviewed sewer inspection reports for the subject property, 200 West Coast Highway, and 341 Bayside Drive. The reports pertained to sewer blockages. None of the reports identified a REC for the subject property.

#### *City of Newport Beach Fire Department*

- EEC reviewed fire inspection reports for the subject property and for the property located at 251 East Coast Highway. The reports identified several corrected fire code violations for both properties. None of the violations represent a REC for the subject property.

#### *City of Newport Beach Building Department*

- EEC reviewed building permits and permit applications for the subject property. The review identified several applications regarding one 1,500-gallon fuel UST and one 4,000-gallon fuel UST, dating 1956 and 1957. According to a map included with the building records, the specific location of the USTs could not be determined. However, it appears the location of the tanks may have been on the northwest corner of the site or adjacent to the present-day on-site property building. EEC did not identify any on-site features indicating the presence of storage tanks during the site reconnaissance. In addition, no other agencies returned files pertaining to tank installations or closures. Based on this information and a conversation with the City of Newport Beach, EEC concludes that the USTs were likely installed in approximately 1957 and may or may not have been removed. Due to the lack of investigation associated with the USTs, the former USTs represent a REC for the subject property.

## 5.5 **Environmental Database Search**

EEC contracted EDR to compile information from federal and state agency environmental lists identifying known or potential hazardous waste sites, landfills, and sites near the subject property that are currently under investigation for environmental violations. The information aids in identifying and managing environmental risk. The accuracy of the geocoded locations is approximately +/- 300 feet. The EDR database compilation report includes maps showing the locations of the environmental concerns (Table 5-1, *Environmental Database Listings*; Appendix K, *EDR Database Search Report*).

**Table 5-1, Environmental Database Listings**

Database	Search Distance (miles)	TP	<1/8 Mile	1/8–1/4 Mile	1/4–1/2 Mile	1/2–1 Mile	>1 Mile	Total Plotted
<b>Standard Environmental Records</b>								
NPL	1.00	0	0	0	0	0	NR	0
Proposed NPL	1.00	0	0	0	0	0	NR	0
NPL Liens	TP	0	NR	NR	NR	NR	NR	0
Delisted NPL	1.00	0	0	0	0	0	NR	0
CERCLIS	0.50	0	0	0	0	NR	NR	0
FEDERAL FACILITY	1.00	0	0	0	0	NR	NR	0
CERC-NFRAP	0.50	0	0	0	0	NR	NR	0
CORRACTS	1.00	0	0	0	0	0	NR	0
RCRA-TSDF	0.50	0	0	0	0	NR	NR	0
RCRA-LQG	0.25	0	0	0	NR	NR	NR	0
RCRA-SQG	0.25	0	0	0	NR	NR	NR	0
RCRA-CESQG	0.25	0	0	0	NR	NR	NR	0
US ENG CONTROLS	0.50	0	0	0	0	NR	NR	0
US INST CONTROLS	0.50	0	0	0	0	NR	NR	0
LUCIS	0.50	0	0	0	0	NR	NR	0
ERNS	TP	0	0	NR	NR	NR	NR	0
RESPONSE	1.00	0	0	0	0	0	NR	0
ENVIROSTOR	1.00	0	0	0	0	1	NR	1
SWF/LF	0.50	0	0	0	0	NR	NR	0
LUST	0.50	0	0	0	0	NR	NR	0
SLIC	0.50	0	0	0	0	NR	NR	0
INDIAN LUST	0.50	0	0	0	0	NR	NR	0
UST	0.25	0	0	0	NR	NR	NR	0
AST	0.25	0	0	0	NR	NR	NR	0
INDIAN UST	0.25	0	0	0	NR	NR	NR	0
FEMA UST	0.25	0	0	0	NR	NR	NR	0
VCP	0.50	0	0	0	0	NR	NR	0
INDIAN VCP	0.50	0	0	0	0	NR	NR	0
<b>Additional Environmental Records</b>								
US BROWNFIELDS	0.50	0	0	0	0	NR	NR	0
DEBRIS REGION 9	0.50	0	0	0	0	NR	NR	0
ODI	0.50	0	0	0	0	NR	NR	0
WMUDS/SWAT	0.50	0	0	0	0	NR	NR	0
SWRCY	0.50	0	0	0	0	NR	NR	0
HAULERS	TP	0	NR	NR	NR	NR	NR	0

**Table 5-1, Environmental Database Listings (Continued)**

Database	Search Distance (miles)	TP	<1/8 Mile	1/8–1/4 Mile	1/4–1/2 Mile	1/2–1 Mile	>1 Mile	Total Plotted
INDIAN ODI	0.50	0	0	0	0	NR	NR	0
US CDL	TP	0	0	NR	NR	NR	NR	0
US HIST CDL	TP	0	0	NR	NR	NR	NR	0
LIENS 2	TP	0	0	NR	NR	NR	NR	0
HMIRS	TP	0	0	NR	NR	NR	NR	0
RCRA-NonGen	0.25	0	2	0	NR	NR	NR	2
DOT OPS	TP	0	0	NR	NR	NR	NR	0
DOD	1.00	0	0	0	0	0	NR	0
FUDS	1.00	0	0	0	0	0	NR	0
CONSENT	1.00	0	0	0	0	0	NR	0
ROD	1.00	0	0	0	0	0	NR	0
UMTRA	0.50	0	0	0	0	NR	NR	0
US MINES	0.25	0	0	0	NR	NR	NR	0
TRIS	TP	0	0	NR	NR	NR	NR	0
TSCA	TP	0	0	NR	NR	NR	NR	0
FTTS	TP	0	0	NR	NR	NR	NR	0
HIST FTTS	TP	0	0	NR	NR	NR	NR	0
SSTS	TP	0	0	NR	NR	NR	NR	0
ICIS	TP	0	0	NR	NR	NR	NR	0
PADS	TP	0	0	NR	NR	NR	NR	0
MLTS	TP	0	0	NR	NR	NR	NR	0
RAD INFO	TP	0	0	NR	NR	NR	NR	0
FINDS	TP	0	0	NR	NR	NR	NR	0
RAATS	TP	0	0	NR	NR	NR	NR	0
RMP	TP	0	0	NR	NR	NR	NR	0
UIC	TP	0	0	NR	NR	NR	NR	0
NPDES	TP	0	0	NR	NR	NR	NR	0
DRYCLEANERS	0.25	0	0	0	NR	NR	NR	0
INDIAN RESERV	1.00	0	0	0	0	0	NR	0
SCRD DRYCLEANERS	0.50	0	0	0	0	NR	NR	0
US FIN ASSURE	TP	0	0	NR	NR	NR	NR	0
EPA WATCHLIST	TP	0	0	NR	NR	NR	NR	0
PRP	TP	0	0	NR	NR	NR	NR	0
US AIRS	TP	0	0	NR	NR	NR	NR	0
2020 COR ACTION	0.25	0	0	0	NR	NR	NR	0
LEAD SMELTERS	TP	0	0	NR	NR	NR	NR	0
COAL ASH EPA	0.50	0	0	0	0	NR	NR	0
COAL ASH DOE	TP	0	0	0	0	NR	NR	0
PCB TRANSFORMER	TP	0	0	NR	NR	NR	NR	0
FINANCIAL ASSURANCE	TP	0	0	NR	NR	NR	NR	0
<b>EDR Proprietary Records</b>								
EDR MGP	1.00	0	0	0	0	0	NR	0
EDR Historical Auto Stations	0.25	0	0	0	NR	NR	NR	0



**Table 5-1, Environmental Database Listings (Continued)**

Database	Search Distance (miles)	TP	<1/8 Mile	1/8–1/4 Mile	1/4–1/2 Mile	1/2–1 Mile	>1 Mile	Total Plotted
EDR Historical Cleaners	0.25	0	0	0	NR	NR	NR	0

**Key:**

NR = Not reported at this search distance

**Notes:**

\* Sites may be listed in more than one database

For more information on sites listed above, see Appendix K.

**5.5.1 Subject Property**

The subject property was listed in the Emergency Response Notification System (ERNS) and the California Hazardous Material Incident Reporting System (CHMIRS) databases. A summary of listings is presented below:

- 02/27/2009 – The site is listed in the ERNS database for a discharge of oil into Newport Bay from a vessel or boat due to an overflow. Approximately 30 gallons of fuel was discharged into the bay. Only the water in the bay was affected, and cleanup was initiated. No environmental case was initiated from this spill and it is not likely to have affected the soil, soil vapor, or groundwater at the subject property. Therefore, this listing is not considered a REC for the subject property.
- 10/28/2003 – The site is listed in the CHMIRS database in association with a worker washing his paintbrushes in the Newport Bay. The paint was contained and no environmental case was initiated in association with the database listing. It is not likely that the minimal amount of paint washed into the bay has affected the soil, soil vapor or groundwater beneath the subject property. Therefore, this listing is not considered a REC for the subject property.
- 05/31/2001 – The site is listed in the ERNS and CHMIRS database for a discharge of two gallons of diesel into Newport Bay from a vessel or boat's bilge pump. Only the water in the bay was affected, and a boom was deployed to maintain the spill. No environmental case was initiated in response to the spill and it is not likely to have affected the soil, soil vapor or groundwater at the subject property. Therefore, this listing is not considered a REC for the subject property.
- 09/24/2000 – The site is listed in the CHMIRS database for diesel that spilled into the Newport Bay from a bilge pump on a vessel. The spill was allowed to dissipate in the bay. Only the water in the bay was affected, no environmental case was initiated in response to the spill, and the spill is not likely to have affected the soil, soil vapor or groundwater beneath the subject property. Therefore, the listing is not considered a REC for the subject property.

All of the database listings pertaining to the subject property are associated with minor spills that occurred in the Newport Bay immediately adjacent to land. None of the listings are associated with spills or environmental conditions on the subject property itself. All of the spills were minor and were allowed to dissipate in the water, or were cleaned immediately. Therefore, none of the database listings for the property represent a REC or HREC for the subject property.

## *5.5.2 Surrounding Sites*

The EDR database searches resulted in three listed sites of interest within 0.25 mile of the subject property. These three sites are all located on the same street as the subject property, East Coast Highway. However, the EDR listings refer to this street name in various ways, including Coast, Coast Highway, Pacific Coast, Pacific Coast Highway, and East Pacific Coast Highway. For consistency, all listing descriptions will use East Coast Highway as the street name.

### *5.5.2.1 301 East Coast Highway*

The property located at 301 East Coast Highway is located approximately 1,000 feet east (up-gradient to down-gradient, depending on tide) from the subject property. The property is listed in The EDR US Historical Automobile Station, Leaking Underground Storage Tank (LUST), Cortese List (HIST CORTESE), UST, Statewide Environmental Evaluation and Planning System (SWEEPS) UST, Historical UST (HIST UST), Cortese List (Cortese), Enforcement (ENF), and California Facility Inventory UST (CA FID UST) databases.

The property is listed in these databases in association with present and former petroleum service stations, USTs, and previous environmental case at the property. The property is currently listed as maintaining active USTs, and currently operates as a Chevron-branded retail petroleum station. No environmental issues were identified in association with the new, currently active USTs.

The property was previously under the oversight of the OCHCA pertaining to gasoline contamination in groundwater. The environmental case was opened in 1986 and began remediation in 1989. Free product removal, soil vapor extraction, and pump and treat groundwater remediation was conducted to mitigate the gasoline contamination. The petroleum plume beneath the property was successfully diminished using remediation, and was shown to have stabilized and did not extend onto the subject property. The case was granted closure and a remedial action completion certificate by the OCHCA on July 28, 2005.

Based on the compliant status of the current USTs, the closed status of the former environmental case, and the fact that contamination did not extend to the subject property, 301 East Coast Highway is not considered to represent a REC for the subject property.

### *5.5.2.2 200 East Coast Highway*

The property located at 200 East Coast Highway is located approximately 1,280 feet west from the subject property and is listed in the LUST database in association with a previous environmental case. The property was previously under the oversight of the OCHCA pertaining to gasoline contamination in groundwater. The environmental case was opened in 1994 and was granted closure in 1998. The property is delineated from the subject property by the Newport Bay. Therefore, any contamination in the soil or groundwater at the property is highly unlikely impact the subject property and this property is not considered to represent a REC for the subject property.

### *5.5.2.3 455 East Coast Highway*

The property at 455 East Coast Highway is located approximately 1,723 feet east-southeast (cross-gradient) from the subject property, and is listed in the Resources Conservation and Recovery Act – Small Quantity Generator (RCRA-SQG), Facility Index System (FINDS), LUST, and HIST UST databases.

The property is listed in the RCRA-SQG and FINDS databases in association with ignitable hazardous waste generation and disposal. No violations were found in association with these listings. The property is listed in the HIST UST and LUST databases in association with former USTs at the property, and an environmental case associated with the USTs. The LUST case was opened with the OCHCA in 1994, and was subsequently closed in 2010. The property at 455 East Coast Highway is delineated from the subject property by a portion of the Newport Bay. In addition, monitoring wells associated with the property at 301 East Coast Highway show that contamination from this environmental case did not reach the subject property.

Based on the compliant status of the RCRA-SQG and FINDS database listings, the closed status of the former environmental case, and the fact that contamination from 455 East Coast Highway did not reach the subject property, this property is not considered to represent a REC for the subject property.

## **6.0 VAPOR ENCROACHMENT SCREENING**

As part of this Phase I ESA, EEC conducted a Vapor Encroachment Screening utilizing the ASTM E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. EEC identified one site that represented a potential VEC within the area of concern (AOC) surrounding the subject property, based on historical environmental issues and a history of petroleum hydrocarbon chemical of concern (COC) use at the property.

- 301 East Coast Highway, Newport Beach, CA (potential source located approximately 600 feet east from the subject property)

The AOC is determined from the subject property boundary to the potential source of contamination. Groundwater flow direction in the vicinity of the subject property is tidally influenced, and varies from east to west based on the ingress or egress of the tide, therefore, EEC used a modified 528 foot AOC distance utilizing the Buonicore Method (Buonicore, 2011-A-301-AWMA).

The subject property is not within the area of concern surrounding 301 East Coast Highway, based on the most recent contamination plume data. Based on these facts, EEC concludes that the property at 301 East Coast Highway does not represent a VEC for the subject property.

## **7.0 SUMMARY AND RECOMMENDATIONS**

EEC conducted this Phase I ESA for the subject property located at 201-241 East Coast Highway, Newport Beach, California (subject property), in accordance with the guidelines set forth by USEPA standards for all appropriate inquiries (40 CFR Part 312), ASTM standards for environmental site assessments, and EEC's standard limitations.

### **7.1 Subject Property**

The subject property consists of one approximately 150,000 square foot (sq ft) parcel utilized as an active marina and yacht sales facility in Newport Beach, Orange County, California. The subject property includes a 1,600 sq ft office building for yacht sales, asphalt driveways and parking areas, boat docking slips, and landscaping.

- EEC did not observe any hazardous materials, spills, stains or stressed vegetation at the subject property.
- Groundwater is approximately 10 ft bgs at the subject property. Groundwater flow direction is tidally influenced.
- There are no active groundwater production wells within a mile radius.
- Prior to approximately 1947, the subject property was an undeveloped lot. In approximately 1947, the property began to be utilized as a marina. In approximately 1953, the current on-site building and a smaller on-site building (no longer present) were constructed at the subject property. The subject property has operated as a marina and yacht sales office since. A boat utilized the western portion of the subject property for dockage from 1965 to 2008. The boat was occupied by a restaurant followed by a museum before it was removed from the subject property. In 2009, the current boat docks and slips were constructed.
- The subject property is border by Newport Harbor to the west and south, East Coast Highway to the north, and a marina including a restaurant to the east. The surrounding area is a mix of residential and commercial properties, many of which border Newport Harbor.
- The subject property is listed in the ERNS and CHMIRS environmental databases for a minor oil release from a boat overflow, two minor diesel spills from vessel bilge pumps, and the washing of paint waste into the harbor. However, these listings do not represent a REC or HREC for the subject property, since these were in reference to releases to the water and would have since dissipated.

## 7.2 Subject Property Vicinity

The investigation revealed three release incidents, spills, and remediation sites within 1.0 mile of the subject property. One property is listed in the RCRA-SQG generator database. None of these listings represents an REC, CREC, or HREC for the subject property.

## 7.3 Recognized Environmental Conditions

EEC identified the following RECs at the subject property:

- Newport Beach building records included applications for one 1,500-gallon fuel UST and one 4,000-gallon fuel UST, dated 1956 and 1957. According to a map included with the building records, the specific location of the USTs could not be determined. However, it appears the location of the tanks may have been on the northwest corner of the site or adjacent to the present-day on-site property building. The storage tanks were likely installed in approximately 1957 and may or may not have been removed. Based on the lack of environmental data associated with the tanks, the potential presence of fuel USTs represents a REC for the subject property.
- Documentation provided by the current property owner indicates that a petroleum odor was identified in soil during previous investigation activities. Based on this observation, the potential presence of petroleum in soil represents a REC for the subject property.

## 7.4 Data Gaps

At the time of this Phase I ESA report, EEC did not locate any tank removal permits for the property. EEC confirmed with the City of Newport Beach that their local agencies would hold the permits for tank removal, if filed. This data gap represents a REC for the subject property.

## 7.5 Recommendations

Based on the information obtained during the Phase I ESA, EEC recommends a subsurface investigation in the area of previously identified petroleum odor and at the potential locations of the former underground fuel tanks. The investigation should include a geophysical survey to determine if any subsurface features such as the tank itself or pipelines remain.

## 8.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

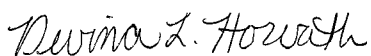
This Phase I ESA was performed by Ms. Devina Horvath, a geologist trained in the performance of environmental investigations pursuant to accepted government and industry standards. Ms. Horvath has 7 years of experience in environmental consulting and has a Bachelor of Science in Geology from Juniata College in Huntingdon, Pennsylvania. Ms. Horvath is listed in the ASTM directory of certificate holders for ASTM E2600, pertaining to vapor encroachment risk assessment. Ms. Horvath has performed Phase I ESAs, compliance audits, and equivalent due diligence throughout the United States. Further, Ms. Horvath performs subsurface investigations, groundwater monitoring, and remediation of a variety of environmental contaminants.

This Phase I ESA was reviewed and overseen by Mr. Mark Zeko, Vice President and Principal Hydrogeologist with EEC. Mr. Zeko is a Registered Geologist (No. 6278) and Certified Hydrogeologist (No. 310) in the State of California. He has nearly 25 years of experience as an environmental professional and has performed hundreds of Phase I ESAs in California, Nevada, and Arizona. In addition, Mr. Zeko provides senior oversight and project management of subsurface investigations, remediation of a variety of contaminants, and fate and transport modeling to define cleanup goals and objectives.

## 8.1 Certification

We declare that, to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part.

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 all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Devina Horvath  
Project Geologist

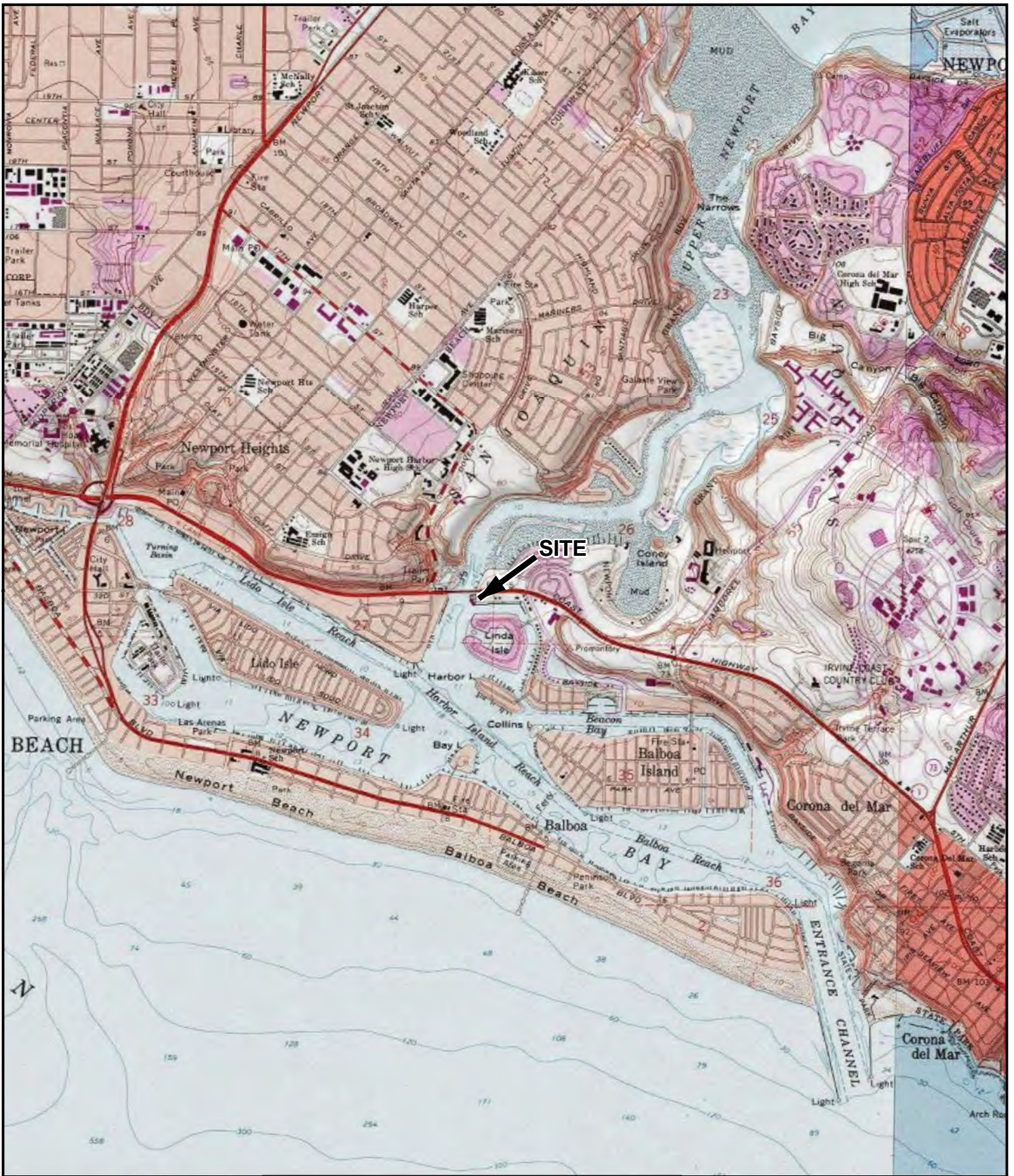


Mark Zeko  
Principal Hydrogeologist

## 9.0 REFERENCES

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## **FIGURES**



**EEC ENVIRONMENTAL ENGINEERING & CONTRACTING, INC.**

Date	Drafter
May 1, 2014	RG

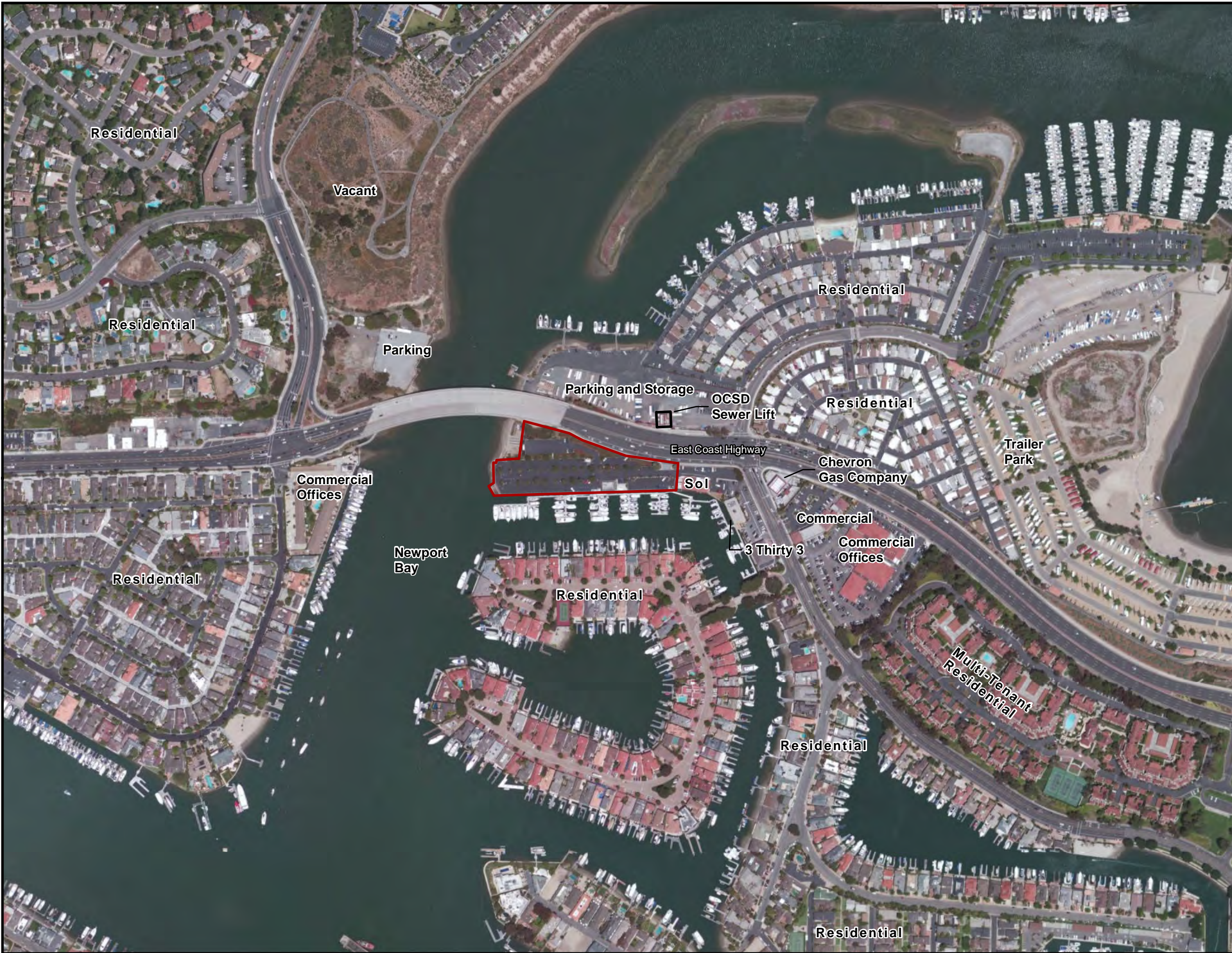
**SOURCE**  
 U.S. Geological Survey, 7.5-Minute  
 Quadrangle Map, Newport Beach, California, 1974.

0 0.5 1 Miles

**SITE LOCATION MAP**  
 Environmental Site Assessment  
 201 East Coast Highway  
 Newport Beach, California

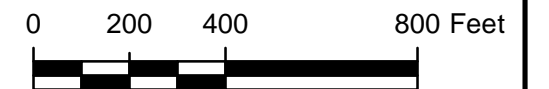
PE/RC	Project Number	Figure
MZ	S-2632.01	<b>1</b>
PM	File Number	
DH	S2632-2013-SAR-01 -AM10_2	





**LEGEND**

 Subject Property



Aerial Image Source: Esri



Project  
Environmental Site Assessment  
201 East Coast Highway,  
Newport Beach, California

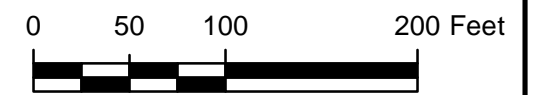
**SITE VICINITY**

Project Number S2632.01		File Number S2632-2013-SAR-02 -AM10_2	
Date May 1, 2014			Figure <b>2</b>
PE/PG MZ	PM DH	Drafter RG	



**LEGEND**

- Subject Property
- Trash Receptical



Aerial Image Source: Esri



Project  
Environmental Site Assessment  
201 East Coast Highway,  
Newport Beach, California

**SITE LAYOUT MAP**

Project Number S2632.01		File Number S2632-2013-SAR-03 - AM10_2	
Date May 1, 2014			Figure <b>3</b>
PE/PG MZ	PM DH	Drafter RG	

**APPENDIX A**  
**EEC STANDARD LIMITATIONS**

**ENVIRONMENTAL ENGINEERING & CONTRACTING, INC.**  
**Standard Terms and Conditions**

1. **TERM OF AGREEMENT:** The term of this Agreement shall commence on the above date and shall continue in effect until the project is completed or terminated by either party having given seven (7) days written notice to the other party.
2. **SERVICES TO CLIENT:** EEC shall render consulting or construction services, as agreed. If, in the course of the project, work beyond the scope of the proposal is requested, or if unforeseen conditions arise, EEC will notify CLIENT of the change in scope of the project and, if CLIENT agrees to such changes in writing, EEC shall undertake the additional work. Unless otherwise negotiated, additional work shall be billed according to EEC's Current Fee Schedule.
3. **PAYMENT:** EEC shall submit monthly progress invoices to CLIENT. CLIENT agrees to pay EEC within thirty (30) days of the date of the invoice. Overdue payments will be charged interest at the rate of 1.5% monthly (18% annually) until payment and interest is paid in full.
4. **SUSPENSION OF WORK:** In the event all or any portion of the work prepared or partially prepared by EEC be suspended, abandoned, or terminated, CLIENT shall pay EEC only for the work performed.
5. **EEC'S RESPONSIBILITIES:** EEC shall be solely responsible for: a) completion of the project in accordance with the proposal; b) direct supervision of EEC's employees and subcontractor's on project site; c) prompt notification to CLIENT of any dangerous, adverse, or unusual conditions encountered at the site; d) obtaining and maintaining proper licenses for EEC's work; e) damage to the property due to EEC's or its subcontractor's negligence; f) compliance with laws and regulations pertaining to EEC's employees' wages, hours, fair employment practices, worker's compensation insurance, and similar employer responsibilities. EEC understands that access to the site shall only be during normal working hours.
6. **CLIENT'S RESPONSIBILITIES:** CLIENT shall be solely responsible for: a) maintaining overall supervision of the project beyond the immediate scope of EEC's work; b) all applicable permits beyond the scope of EEC's work; c) making available to EEC all of CLIENT'S information regarding existing and proposed conditions of the site including, but not be limited to: plot plans and as-built drawings. CLIENT will immediately transmit to EEC any new information which becomes available or any change in plans; d) providing reasonable access to the site for all necessary equipment and personnel during normal working hours;
7. **INDEMNIFICATION:** CLIENT agrees to indemnify, defend and hold EEC harmless from and against all claims or actions, based upon or arising out of injuries to persons or property, caused by the errors, omissions or negligence of CLIENT or its agents, subcontracts or employees in performance of services hereunder.

EEC agrees to indemnify, defend and hold CLIENT and its members, shareholders, partners, directors, affiliates, agents, officers, employees, assignees, tenants, transferees and nominees harmless from and against any and all claims, damages, demands, liens, claims or liens, losses, actions, or liability of any kind or nature whatsoever, which they may sustain, incur, or be

subjected to, or which may be imposed on them, including, without limit, reasonable attorney's fees and litigation costs to the extent arising directly or indirectly, in whole or in part out of, or in connection with: (a) any acts, errors or omissions or willful misconduct of EEC or its personnel in performing the services and work hereunder, including, without limit, damage to any property or injury to or death of any person(s); (b) acts, non-performance or breach by EEC's personnel or material duties, obligations or representations under this Agreement; and (c) acts, non-performance or breach by EEC of material duties, obligations or requirements under the Access and Indemnity Agreement by and between EEC and CLIENT and incorporated herein by reference.

8. INDEPENDENT AGENT: Each party shall be an independent agent with respect to all work under this Agreement, and shall not be deemed to be the servants, employees, or agents of the other.
9. INSURANCE: EEC shall provide insurance at a minimum in accordance with the following for the duration of the project. EEC shall name CLIENT as additional insured. EEC shall provide CLIENT with a copy of EEC's certificate of insurance prior to commencement of the services and work herein, listing CLIENT as additional insured as follows: (a) worker's compensation per the statutory limits; (b) employer's liability of \$1,000,000 per occurrence; (c) commercial liability, including contractual liability, property damage, bodily injury and death of \$2,000,000 per occurrence, \$2,000,000 annual aggregate; (d) automobile liability of \$1,000,000 combined single limit; and (e) professional errors and omissions of at least \$1,000,000 per claim.
10. AMENDMENT: This Agreement may be amended by mutual consent of the parties in writing to be attached hereto and incorporated herein, executed by EEC and CLIENT's representative.
11. CONFIDENTIALITY: All CLIENT information will be considered confidential and will only be released upon written approval from CLIENT.
12. ENTIRE AGREEMENT: This Agreement supersedes any and all other agreements, either oral or in writing, between the parties relating to the subject matter of this Agreement and is the entire understanding and agreement related thereto.
13. GOVERNING LAW: The validity of this Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of California.
14. LEGAL CONSTRUCTION: In the event provisions contained in this Agreement shall for any reason be held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision hereof. This Agreement shall be construed as if such invalid or unenforceable provision had never been contained herein.
15. ATTORNEY FEES: Should it be necessary for either party to initiate legal proceedings to enforce any term or condition of this Agreement, the prevailing party shall be entitled to all costs and expenses, including reasonable attorneys' and consultants' fees incurred in such proceedings. For purposes of this Agreement, the term "attorneys fees" shall include the fees and expenses of counsel to the parties hereto, which may include printing, photostating, duplication and other expenses, air freight charges and fees billed for law clerks, paralegals and other persons not admitted to the bar but performing services under the supervision of an attorney.

**APPENDIX B**  
**SITE PHOTOGRAPHS**



Photo 1: View of southwestern corner of subject property, looking south, showing former soil boring location.



Photo 2: View of western edge of subject property, looking north, showing former steamboat mooring.



Photo 3: View of southern edge of subject property, looking east.



Photo 4: View of subject property, looking west.





Photo 5: View of utility vaults in front of subject property building, looking east.



Photo 6: View of southeastern edge of subject property, looking west.



Photo 7: View of trash receptacle on northern portion of subject property, looking west.



Photo 8: View of the parking area on the north portion of the subject property, looking east.

**APPENDIX C**  
**USER QUESTIONNAIRE**



**PHASE 1 QUESTIONNAIRE**

Observed By:

Environmental  
Professional

Question	Owner			Occupants			Environmental Professional	
	Yes	No	Unk	Yes	No	Unk	Yes	No
1a. Is the property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	No
1b. Is any adjoining property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	No
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	No
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	No
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
3b. Is any adjoining property used as a gasoline station, motor, repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	Yes	No
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	No
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No
9a. Is there currently any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
10a. Are there currently any registered or unregistered storage tanks (above or under ground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or under ground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No



**PHASE I QUESTIONNAIRE**

Observed By:

Question	Owner			Occupants			Environmental Professional	
	Yes	No	Unk	Yes	No	Unk	Yes	No
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?		<input checked="" type="radio"/>						
12a. Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?		<input checked="" type="radio"/>						
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any flooring, drains, or walls within the facility that were stained by substances other than water or were emitting foul odors?		<input checked="" type="radio"/>						
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?		<input checked="" type="radio"/>						
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?		<input checked="" type="radio"/>						
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?		<input checked="" type="radio"/>						
15a. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?		<input checked="" type="radio"/>						
15b. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?		<input checked="" type="radio"/>						
15c. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?		<input checked="" type="radio"/>						
15d. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?		<input checked="" type="radio"/>						
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	<input checked="" type="radio"/>							
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?		<input checked="" type="radio"/>						
18a. Does the <i>property</i> discharge waste water, on or adjacent to the <i>property</i> , other than storm water, into a storm water sewer system?		<input checked="" type="radio"/>						
18b. Does the <i>property</i> discharge waste water, on or adjacent to the <i>property</i> , other than storm water, into a sanitary sewer system?	<input checked="" type="radio"/>							
19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?		<input checked="" type="radio"/>						
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?		<input checked="" type="radio"/>						

The preparer of this questionnaire must complete and sign the following statement.



**ENVIRONMENTAL  
ENGINEERING & CONTRACTING, INC.**

PHASE 1 QUESTIONNAIRE

This questionnaire was completed by:		If the preparer is different than the user, complete the following:	
Name	<u>Dean S. Kirk</u>	Name of User	_____
Title	<u>V.P. Environmental Affairs</u>	User's Address	_____
Firm	<u>Irvine Company</u>	User's Phone #	_____
Address	<u>550 Newport Center Drive Newport Beach, CA 92660</u>	Preparer's Relationship To Site	_____
Phone #	<u>949 - 720 - 2878</u>	Preparer's Relationship To User (For Example, Principal, Employee, Agent, Consultant)	_____
Date	<u>2-17-14</u>		

How many years have you occupied/owned the site? > 50 years

Who/what owned or occupied the site previously? \_\_\_\_\_

Copies of the completed questionnaire have been filed at: \_\_\_\_\_

Copies of the completed questionnaire have been mailed or delivered to: \_\_\_\_\_

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Dean S. Kirk  
Owner's Signature

2-17-14  
Date

Occupant's Signature \_\_\_\_\_

Date \_\_\_\_\_

EEC Representative's Signature \_\_\_\_\_

Date \_\_\_\_\_

## Tom Mathews

---

**From:** Bill Gardiner <bgardiner@newfields.com>  
**Sent:** Tuesday, September 10, 2013 3:16 PM  
**To:** Shawna Schaffner; Tom Mathews  
**Subject:** List of Area B Samples.docx  
**Attachments:** List of Area B Samples.docx

Shawna and Tom,

Here is a list of the Area B Stations and an indication of which stations had the characteristic odor. It was strongest at Station B2. There was a faint "petroleum" odor noted at station B5a, but I don't have enough to say whether it was similar or different. In the frozen archive samples, the B2 still has a pronounced odor, whereas the other samples do not.

I thought I would thaw some of the samples to see if I can detect any odor.

I'll also look at bit more at the GC chromatograph to see if that provides anymore insight.

Bill

### Coordinates of Area B Samples

Station			
B1	33° 36.975'	117° 54.259'	On beach, no odor
B1a	33° 36.965'	117° 54.258'	No odor
B2*	33° 36.962'	117° 54.260'	Strong odor, 4-8' BGS
B3	33° 36.962'	117° 54.268'	In water sample, no odor
B4	33° 36.951'	117° 54.259'	No odor
B5	33° 36.944'	117° 54.259'	No odor
B5a	33° 36.945'	117° 54.256'	Moderate odor, perhaps different?

\*Station was parked on pavement as B3, however, it was actually Station B2





**APPENDIX D**  
**AERIAL PHOTOGRAPHS**



**Balboa Marina**

201-251 East Coast Highway  
Newport Beach, CA 92660

Inquiry Number: 3793882.5

November 27, 2013

## The EDR Aerial Photo Decade Package



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

**When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.**

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

## **Disclaimer - Copyright and Trademark Notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

**Date EDR Searched Historical Sources:**

Aerial Photography November 27, 2013

**Target Property:**

201-251 East Coast Highway

Newport Beach, CA 92660

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1927	Aerial Photograph. Scale: 1"=500'	Flight Year: 1927 Best Copy Available from original source	Fairchild
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	EDR
1947	Aerial Photograph. Scale: 1"=500'	Flight Year: 1947	Fairchild
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	Pacific Air
1963	Aerial Photograph. Scale: 1"=500'	Flight Year: 1963	EDR
1972	Aerial Photograph. Scale: 1"=500'	Flight Year: 1972	EDR
1977	Aerial Photograph. Scale: 1"=500'	Flight Year: 1977	Teledyne
1990	Aerial Photograph. Scale: 1"=500'	Flight Year: 1990	USGS
1995	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1995	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	EDR



INQUIRY #: 3793882.5

YEAR: 1927



 = 500'



INQUIRY #: 3793882.5

YEAR: 1938

| = 500'





INQUIRY #: 3793882.5

YEAR: 1947

— = 500'





INQUIRY #: 3793882.5

YEAR: 1953

— = 500'







**INQUIRY #:** 3793882.5

**YEAR:** 1963

**|** = 500'





INQUIRY #: 3793882.5

YEAR: 1972

 = 500'





INQUIRY #: 3793882.5

YEAR: 1977

 = 500'





INQUIRY #: 3793882.5

YEAR: 1990

— = 500'



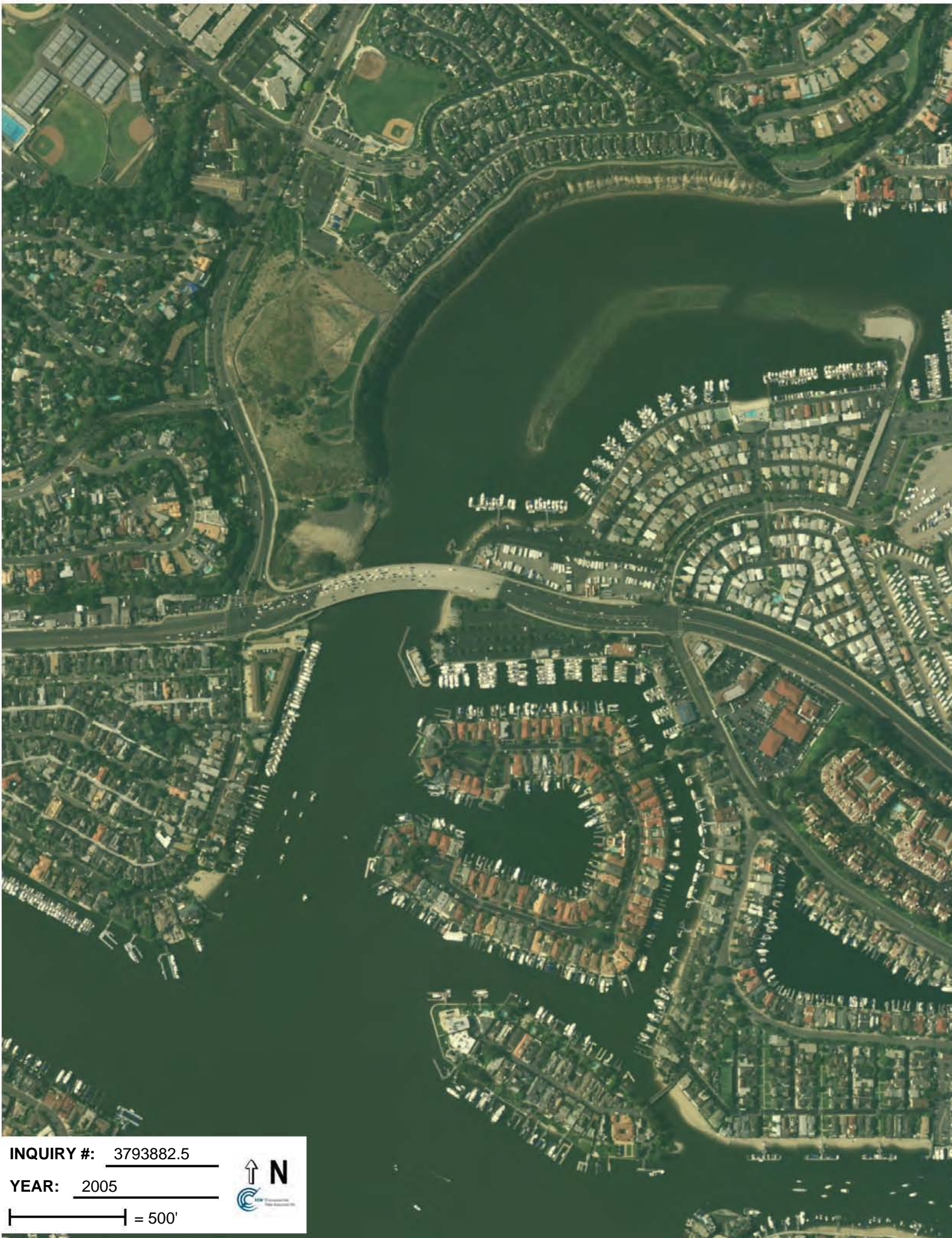


INQUIRY #: 3793882.5

YEAR: 1995

 = 500'





INQUIRY #: 3793882.5

YEAR: 2005

 = 500'





**INQUIRY #:** 3793882.5

**YEAR:** 2009

 = 500'





**INQUIRY #:** 3793882.5

**YEAR:** 2010

 = 500'







**INQUIRY #:** 3793882.5

**YEAR:** 2012

**Scale:** 500'



**APPENDIX E**  
**HISTORICAL TOPOGRAPHIC MAPS**



**Balboa Marina**

201-251 East Coast Highway  
Newport Beach, CA 92660

Inquiry Number: 3793882.4  
November 22, 2013

## EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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

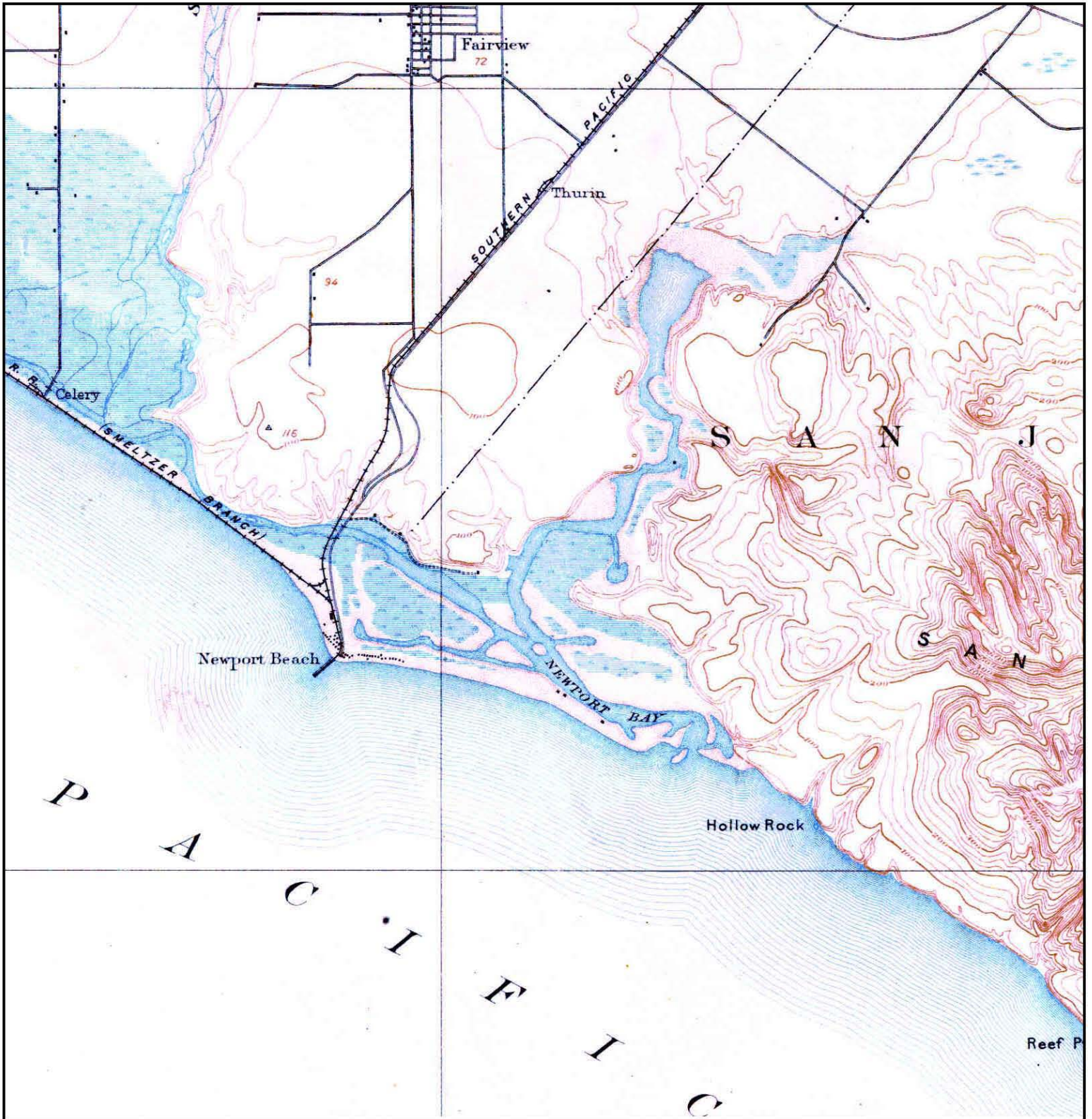
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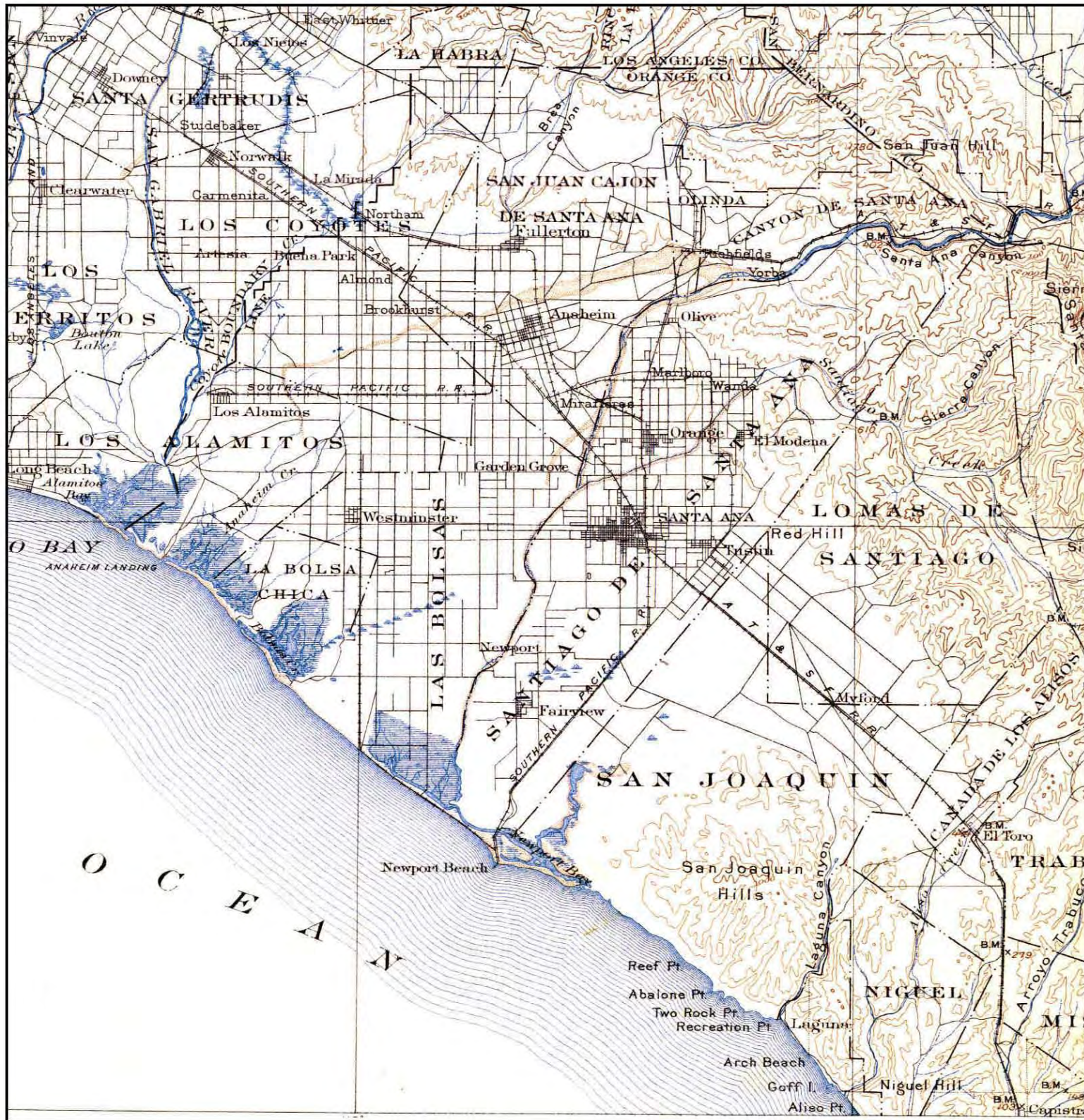
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# Historical Topographic Map



	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Balboa Marina	<b>CLIENT:</b> EEC
	<b>NAME:</b> SANTA ANA	<b>ADDRESS:</b> 201-251 East Coast Highway Newport Beach, CA 92660	<b>CONTACT:</b> Devina Horvath
	<b>MAP YEAR:</b> 1901	<b>LAT/LONG:</b> 33.6162 / -117.9037	<b>INQUIRY#:</b> 3793882.4
	<b>SERIES:</b> 15		<b>RESEARCH DATE:</b> 11/22/2013
	<b>SCALE:</b> 1:62500		

# Historical Topographic Map



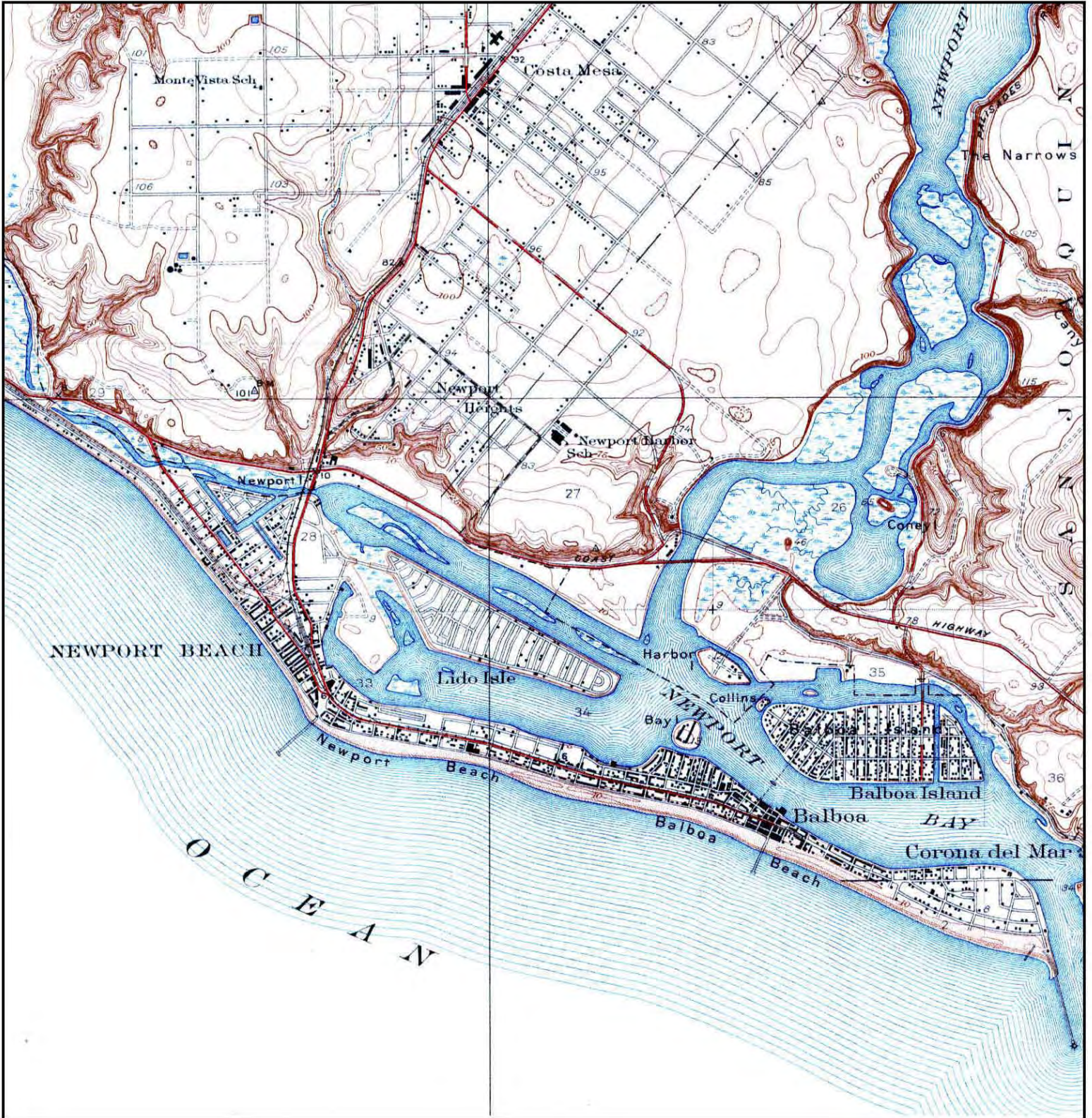
<p>N</p> 	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Balboa Marina	<b>CLIENT:</b> EEC
	<b>NAME:</b> SOUTHERN CA SHEET 1	<b>ADDRESS:</b> 201-251 East Coast Highway	<b>CONTACT:</b> Devina Horvath
	<b>MAP YEAR:</b> 1901	<b>LAT/LONG:</b> 33.6162 / -117.9037	<b>INQUIRY#:</b> 3793882.4
	<b>SERIES:</b> 60		<b>RESEARCH DATE:</b> 11/22/2013
	<b>SCALE:</b> 1:250000		


# Historical Topographic Map



<p>N ↑</p>	<p><b>TARGET QUAD</b></p>	<p><b>SITE NAME:</b> Balboa Marina</p>	<p><b>CLIENT:</b> EEC</p>
	<p>NAME: CORONA</p>	<p>ADDRESS: 201-251 East Coast Highway</p>	<p>CONTACT: Devina Horvath</p>
	<p>MAP YEAR: 1902</p>	<p>Newport Beach, CA 92660</p>	<p>INQUIRY#: 3793882.4</p>
	<p>SERIES: 30</p>	<p>LAT/LONG: 33.6162 / -117.9037</p>	<p>RESEARCH DATE: 11/22/2013</p>
	<p>SCALE: 1:125000</p>		

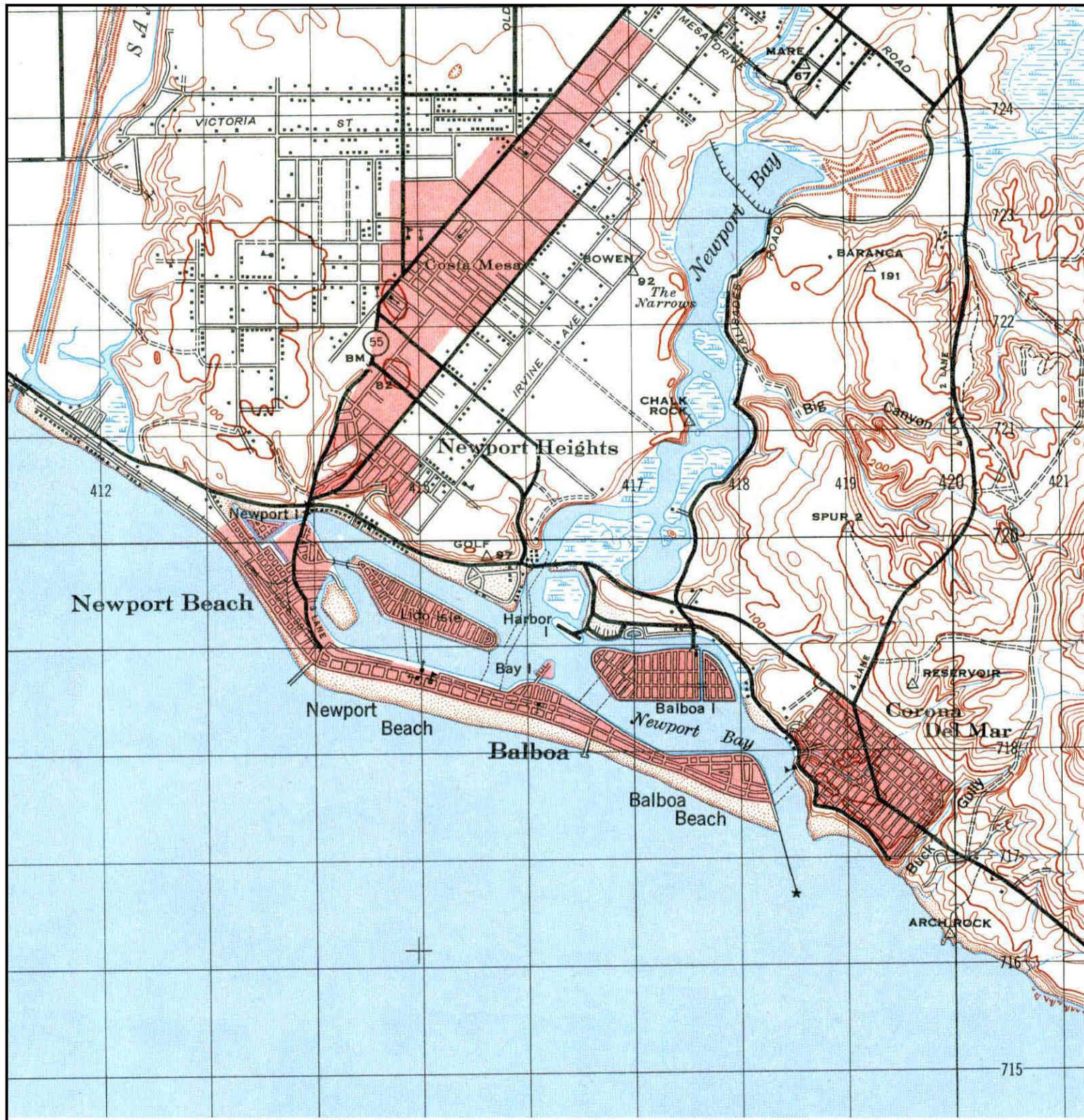
# Historical Topographic Map




	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Balboa Marina	<b>CLIENT:</b> EEC
	<b>NAME:</b> NEWPORT BEACH	<b>ADDRESS:</b> 201-251 East Coast Highway Newport Beach, CA 92660	<b>CONTACT:</b> Devina Horvath
	<b>MAP YEAR:</b> 1935	<b>LAT/LONG:</b> 33.6162 / -117.9037	<b>INQUIRY#:</b> 3793882.4
	<b>SERIES:</b> 7.5		<b>RESEARCH DATE:</b> 11/22/2013
	<b>SCALE:</b> 1:31680		

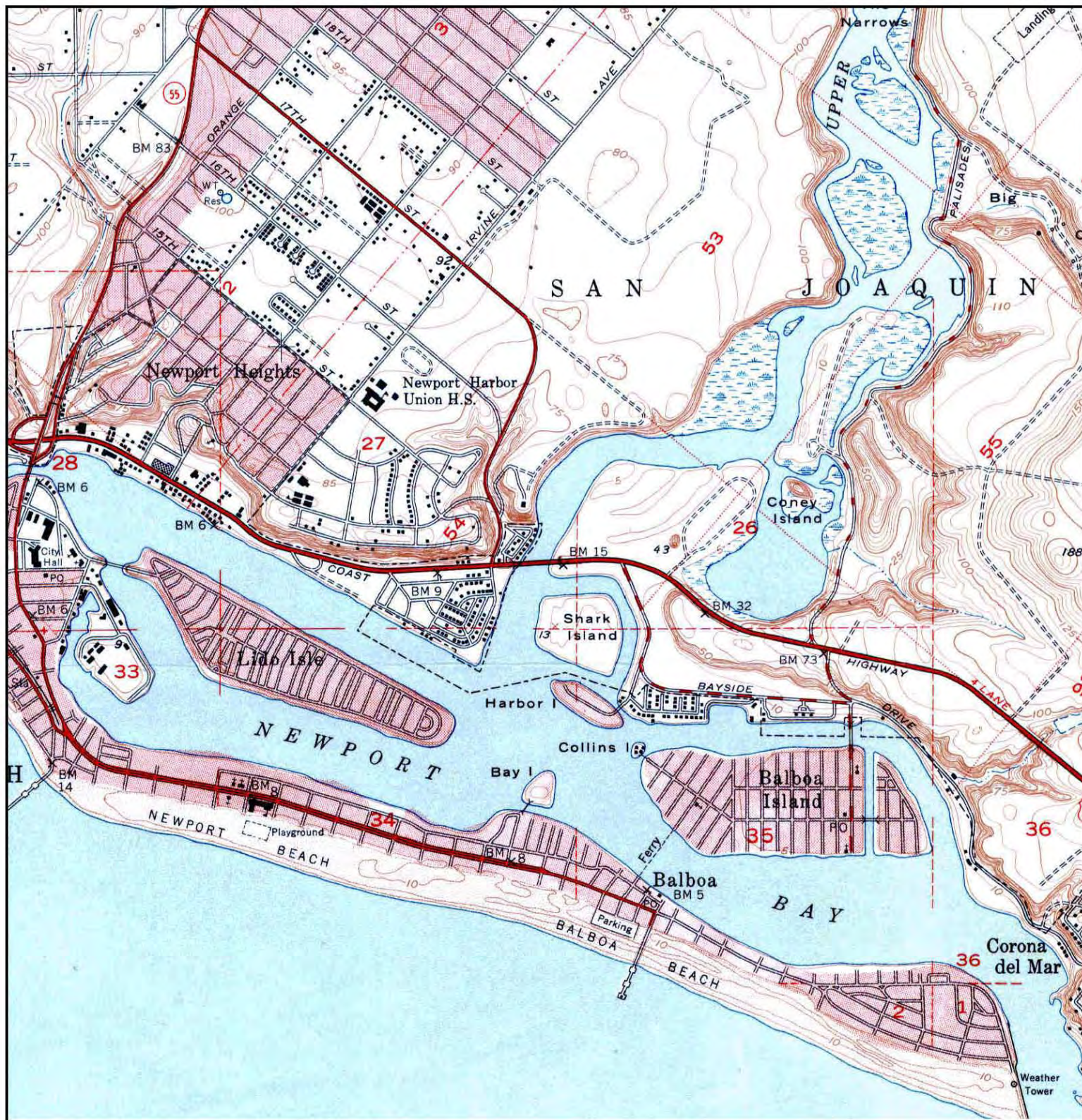


# Historical Topographic Map



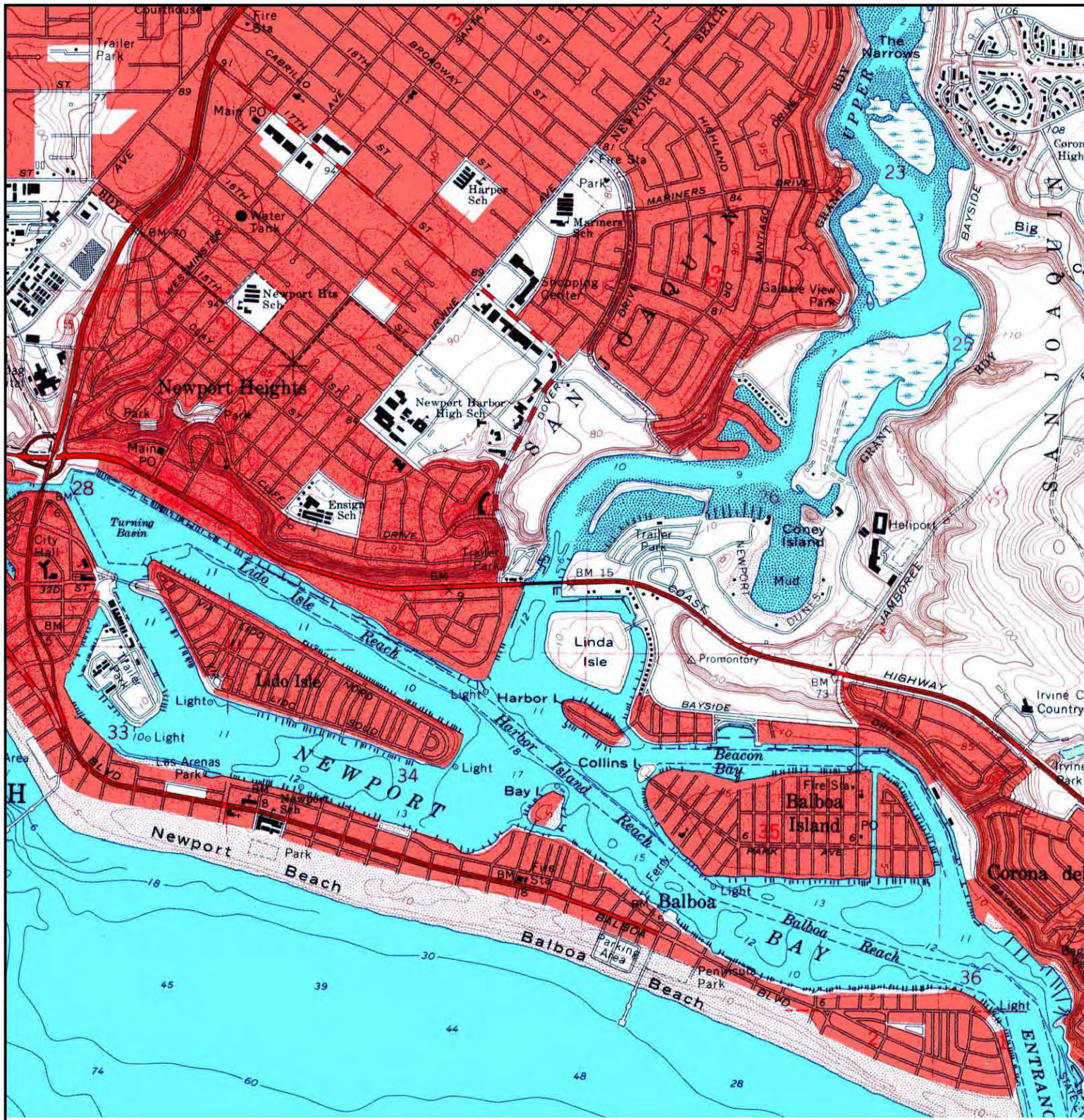
	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Balboa Marina	<b>CLIENT:</b> EEC
	NAME: SANTA ANA	<b>ADDRESS:</b> 201-251 East Coast Highway	<b>CONTACT:</b> Devina Horvath
	MAP YEAR: 1942	Newport Beach, CA 92660	<b>INQUIRY#:</b> 3793882.4
		<b>LAT/LONG:</b> 33.6162 / -117.9037	<b>RESEARCH DATE:</b> 11/22/2013
	SERIES: 15		
	SCALE: 1:50000		

# Historical Topographic Map



<p>N ↑</p>	<p><b>TARGET QUAD</b>                  NAME: NEWPORT BEACH                  MAP YEAR: 1951</p>	<p><b>SITE NAME:</b> Balboa Marina  <b>ADDRESS:</b> 201-251 East Coast Highway                  Newport Beach, CA 92660  <b>LAT/LONG:</b> 33.6162 / -117.9037</p>	<p><b>CLIENT:</b> EEC  <b>CONTACT:</b> Devina Horvath  <b>INQUIRY#:</b> 3793882.4  <b>RESEARCH DATE:</b> 11/22/2013</p>
	<p><b>SERIES:</b> 7.5  <b>SCALE:</b> 1:24000</p>		

# Historical Topographic Map



<p>N ↑</p>	<p><b>TARGET QUAD</b>                  NAME: NEWPORT BEACH                  MAP YEAR: 1965</p>	<p><b>SITE NAME:</b> Balboa Marina  <b>ADDRESS:</b> 201-251 East Coast Highway                  Newport Beach, CA 92660  <b>LAT/LONG:</b> 33.6162 / -117.9037</p>	<p><b>CLIENT:</b> EEC  <b>CONTACT:</b> Devina Horvath  <b>INQUIRY#:</b> 3793882.4  <b>RESEARCH DATE:</b> 11/22/2013</p>
	<p>SERIES: 7.5                  SCALE: 1:24000</p>		

# Historical Topographic Map



<p>N ↑</p>	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Balboa Marina	<b>CLIENT:</b> EEC
	NAME: NEWPORT BEACH	<b>ADDRESS:</b> 201-251 East Coast Highway	<b>CONTACT:</b> Devina Horvath
	MAP YEAR: 1972	Newport Beach, CA 92660	<b>INQUIRY#:</b> 3793882.4
	PHOTOREVISED FROM :1965	<b>LAT/LONG:</b> 33.6162 / -117.9037	<b>RESEARCH DATE:</b> 11/22/2013
	SERIES: 7.5		
	SCALE: 1:24000		

# Historical Topographic Map



<p>N ↑</p>	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Balboa Marina	<b>CLIENT:</b> EEC
	NAME: NEWPORT BEACH	<b>ADDRESS:</b> 201-251 East Coast Highway	<b>CONTACT:</b> Devina Horvath
	MAP YEAR: 1981	Newport Beach, CA 92660	<b>INQUIRY#:</b> 3793882.4
	PHOTOREVISED FROM :1965	<b>LAT/LONG:</b> 33.6162 / -117.9037	<b>RESEARCH DATE:</b> 11/22/2013
	SERIES: 7.5		
	SCALE: 1:24000		

**APPENDIX F**  
**CITY DIRECTORIES REPORT**

**Balboa Marina**

201-251 East Coast Highway  
Newport Beach, CA 92660

Inquiry Number: 3793882.6  
November 25, 2013

# The EDR-City Directory Abstract

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

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

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2013	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2008	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2003	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2002	Haines Company	-	X	X	-
	Haines Company	X	X	X	-
2001	Pacific Telephone	-	-	-	-
1997	Pacific Bell	-	-	-	-
1995	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1992	Pacific Bell	-	-	-	-
1991	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1980	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1975	Luskey Brothers & Co., Inc.	-	X	X	-
	Luskey Brothers & Co., Inc.	X	X	X	-
1971	Luskey Brothers Co., Inc.	-	X	X	-
1970	General Telephone Co., of California	-	X	X	-
	General Telephone Co., of California	X	X	X	-
1966	Pacific Telephone	-	X	X	-

## EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1966	Pacific Telephone	X	X	X	-
1965	Ross Publications, Inc.,	-	-	-	-
1961	Luskey Brothers & Co.,	-	-	-	-
1960	Luskey Brothers & Co.,	-	-	-	-
1956	Luskey Brothers & Co., Inc.	-	-	-	-
1955	The Pacific Telephone and Telegraph Co.	-	X	X	-
1952	Luskeys Directory Service Co.	-	-	-	-
1950	West Directory Co.	-	-	-	-
1946	Southern California Telephone Co.	-	-	-	-
1945	McCutcheon & Bragonier	-	-	-	-
1941	Southern California Telephone Co.	-	-	-	-
1936	Western Directory Co.	-	-	-	-
1930	Western Directory Co.	-	-	-	-
1926	Pacific Telephone	-	-	-	-
1925	Western Directory Co.	-	-	-	-
1922	Kaasen Directory Co.	-	-	-	-
1921	Western Directory Co.	-	-	-	-
1920	Santa Ana Directory Co.	-	-	-	-

# FINDINGS

## TARGET PROPERTY INFORMATION

### ADDRESS

201-251 East Coast Highway  
Newport Beach, CA 92660

### FINDINGS DETAIL

Target Property research detail.

### E C IOAST HWY

#### 201 E C IOAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Balboa Marina inc	Pacific Telephone

### E COAST HWY

#### 201 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	ORANGE COAST YACHTS	Cole Information Services
2008	ORANGE COAST YACHTS	Cole Information Services
2003	ORANGE COAST YACHTS	Cole Information Services

#### 211 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Hunt Harry D	Pacific Bell

#### 241 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Penguin Formalwear	Pacific Bell

#### 251 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	SOL COCINA	Cole Information Services
2008	NEWPORT MAMMA INC	Cole Information Services
2003	RISTORANTE MAMMA GINA	Cole Information Services
2002	GINA RISTORANTE	Haines Company
	MAMA GINA	Haines Company
	MAMMA GINA	Haines Company
	MOMAGINA	Haines Company
	MOMMAGINA	Haines Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	RESTAURANT MAMMA	Haines Company
1995	Newport Beach	Pacific Bell
	Reubens Restaurant	Pacific Bell
1991	Schroeder Donald	Pacific Bell
1986	Newport Beach	Pacific Bell
	Schroeder Donald	Pacific Bell
1980	Newport Beach	Pacific Telephone
1975	Newport Beach	Luskey Brothers & Co., Inc.
1970	REUBENS NEWPORT BEACH	General Telephone Co., of California
1966	REUBENS NEWPORT BEACH	Pacific Telephone

## FINDINGS

### ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

#### 2 COAST HWY

##### 2 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Or	Pacific Bell

#### 72 COAST HWY

##### 72 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	No Charge To Calling Party	Pacific Bell

#### COAST

##### 10 COAST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	LAW	Pacific Telephone

##### 151 COAST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Charley Browns	Pacific Bell

##### 18 COAST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Kazyak Paul A	Pacific Bell
	Kazyak Paul A	Pacific Bell

##### 50 COAST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Murray C	Pacific Bell

#### COAST HWY

##### 0011 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Morrasseau John	Pacific Bell
	Uhl M B	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Powell Donald F	Pacific Bell

### 106 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Cox Robt J Genelle 31755 106 S Coast Hwy S Lag	Luskey Brothers Co., Inc.

### 11 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Baylor Richard B	Pacific Bell
	Brooks Sandra BB	Pacific Bell
1991	Woods David G B	Pacific Bell
1971	Decker Forrest W Patricia 31755 11 Coast Hwy S Lag	Luskey Brothers Co., Inc.

### 112 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1955	Mc Guire Rebecca Twyford	The Pacific Telephone and Telegraph Co.

### 18 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Kazyak Paul A	Pacific Bell
	Keagle Chas & Linda I	Pacific Bell

### 240 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	PAS S AGE S S UN W E AR FOR W OME N	Pacific Telephone

### 248 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Cany Mker The	Pacific Telephone

### 26 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Switzer John SEvelyn31755 266 S Coast Hwy S Lag	Luskey Brothers Co., Inc.

### 29 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Silberstein Hinda 31755 S Coast Hwy Apt 29 S Lag	Luskey Brothers Co., Inc.

## FINDINGS

### 3 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Fisher Lowell M	Pacific Bell

### 31 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Marks Ben	Pacific Bell
	Marks C	Pacific Bell
	Marks C @Huntington Beach@	Pacific Bell

### 43 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Pence Frank A Grace31755 Coast Hwy Apt 43 S Lag	Luskey Brothers Co., Inc.

### 8 COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Marshalol Mary C	Pacific Bell

### E COAST HWY

#### 011 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Kress Kerry	Pacific Bell

#### 025 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	J	Pacific Bell

#### 1 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	COMMUNICATIONSINC SOCALIFBANCORP	Haines Company
	MPORTRS PFANNER	Haines Company
	ACPUNCTR UNICOMP	Haines Company
	NTERIORIS INC	Haines Company
	INVESTOR RELATNS TUNG WATSON DR	Haines Company
	INTR DESIGN MILESTONECAPITAL	Haines Company
	JANTURNER HERING	Haines Company
	NTR DSGN	Haines Company

## FINDINGS

### 10 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MASINO Fred S	Haines Company

### 100 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	PEARSONS PORT	Cole Information Services
2002	XXXX	Haines Company
	ADAMS Ben S	Haines Company
	ANTLE Sharon L	Haines Company
	ARGOS John N	Haines Company
	ARMOUR Jey A	Haines Company
	ARNOLD Eddie	Haines Company
	BAKER Glyn M	Haines Company
	BATES Edward	Haines Company
	BAYSIDE VILLAGE	Haines Company
	BAYSIDE VILLAGE	Haines Company
	SALES OFFICE BERRY Joan	Haines Company
1991	Top & Bottom Yacht Service	Pacific Bell
1986	Nadm C K	Pacific Bell
1980	Trawler Yachts Inc	Pacific Telephone
1970	CATS	General Telephone Co., of California
1966	LYMAN BOATS Small Craft	Pacific Telephone
	Small Craft	Pacific Telephone
1955	Bay Shore Boat Rentals	The Pacific Telephone and Telegraph Co.
	Duke Ralph T Bay Shore Boat Rentals	The Pacific Telephone and Telegraph Co.

### 102 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	PEVEHOUSE Michelle	Haines Company

### 112 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Findley Eloise Anderson	Luskey Brothers & Co., Inc.

### 130 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	SANDRA VTR HAIR EXTNSN & SALON	Cole Information Services



## FINDINGS

### 151 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	NEWPORT HARBOR NAUTICAL MUSEUM	Cole Information Services
2003	CLAYTON SHRLYS RVRBT RSTRNT	Cole Information Services
	RIVERBOAT RESTAURANT	Cole Information Services
	NEWPORT HARBOR NAUTICAL MUSEUM	Cole Information Services
	ANTHONY'S RIVERBOAT RSTRNT	Cole Information Services
	CORPRT COACH A DIV	Cole Information Services
	NEWPORT RIVERBOAT PROMOTIONS INC	Cole Information Services
2002	NAUTICAL MSM ADM RIVERBOATCAFE	Haines Company
	NEWPRTHARBOR	Haines Company
	NAUTICAL MSM NEWPRT HARBOR	Haines Company
1995	Charley Browns	Pacific Bell
	Newport Beach	Pacific Bell
1986	Stem Wheeler	Pacific Bell
	Sea Food	Pacific Bell
	Banquet Information	Pacific Bell
1980	Stem Wheeler	Pacific Telephone
	Sea Food	Pacific Telephone
1975	Stern Wheeler	Luskey Brothers & Co., Inc.
	Sea Food	Luskey Brothers & Co., Inc.
1970	RESTAURANT	General Telephone Co., of California
1966	REUBEN E LEE STERN WHEELER RESTAURANT	Pacific Telephone
	REUBEN E LEE SEA FOOD RESTAURANT	Pacific Telephone

### 16 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	j RVIN E COAS T COUN TRY CLUB	Pacific Telephone

### 17 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	RROmar	Haines Company
	OSTROM Harold L	Haines Company
	NORTON AP	Haines Company
	PECKWallace L	Haines Company
	PERROTIM	Haines Company
	PEARSONSPORT	Haines Company

## FINDINGS

### 182 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	DEAN 0 Jm	Haines Company
	DEANVida	Haines Company
	DECKERTThomas	Haines Company
	CIEBEL Hrberd L	Haines Company
	STORAGE DEANZA MARIN	Haines Company
	DIEUDONNEGeo L	Haines Company
	DAY Sandy	Haines Company
	COVINAGari	Haines Company
	DEANZA BAYSIDE	Haines Company

### 2 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	B 67 COREYCHIROPRACTIC	Haines Company
	COREYMICHAEL K DC	Haines Company
	FAST FRAME	Haines Company
1995	Mayur Cuisine Of India	Pacific Bell
1980	ermann	Pacific Telephone

### 200 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1955	Outboard Marina The	The Pacific Telephone and Telegraph Co.

### 201 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	COASTLINEYACHTS	Haines Company
	GILLFILLAN Waller	Haines Company
	ORANGE COAST	Haines Company
	YACHTS ROSEN Hy	Haines Company
1995	Bell Scott	Pacific Bell
	Rosen Hy	Pacific Bell
	Coastline Yachts	Pacific Bell
	GI Ifillan Walter E	Pacific Bell
	Gilley S 9534498	Pacific Bell
	Orange Coast Yachts	Pacific Bell
1991	Clancio @Artesia@ & Roxann	Pacific Bell
	Brawley John	Pacific Bell
	Cancienne Douglas	Pacific Bell
	Cruising Yachts	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Gillfillan Walter E	Pacific Bell
	Hunt Harry D	Pacific Bell
	Kasper Richard L	Pacific Bell
	Orange Coast Yachts	Pacific Bell
	Reeves Lawrence C	Pacific Bell
	Rosen Hy	Pacific Bell
	Stevens Alfred	Pacific Bell
1986	Barr Dennis	Pacific Bell
	Behar Joseph	Pacific Bell
	Bower Ronald	Pacific Bell
	Kasper Richard L	Pacific Bell
	Larson Kent	Pacific Bell
	ORAN GE COAS T YACHTS	Pacific Bell
	Rosen Hy	Pacific Bell
1980	Seigel Howard A	Pacific Bell
	Chew Michael	Pacific Telephone
	Croteau Laurent MD	Pacific Telephone
	Granath Walter	Pacific Telephone
	Horan Thos J	Pacific Telephone
	I Rolston Chas & Sylvia	Pacific Telephone
	Sea Service	Pacific Telephone
1975	Granath Walter	Pacific Telephone
	Alleger Thos	Luskey Brothers & Co., Inc.
	Beckstead C Jay	Luskey Brothers & Co., Inc.
	Bristol Trawlers	Luskey Brothers & Co., Inc.
	Bristol Yachts	Luskey Brothers & Co., Inc.
	Camper & Nicholsons Yachts	Luskey Brothers & Co., Inc.
	Cassou Jas	Luskey Brothers & Co., Inc.
	Croteau Laurent MD	Luskey Brothers & Co., Inc.
	Marina Mortgage & Investment Co	Luskey Brothers & Co., Inc.
	Murphy Roger F	Luskey Brothers & Co., Inc.
	Pearce Jas L	Luskey Brothers & Co., Inc.
	Posthuma Agency	Luskey Brothers & Co., Inc.
	Roe Mason G	Luskey Brothers & Co., Inc.
	Rosen Hy	Luskey Brothers & Co., Inc.
	SEA LANCERS MARINE MAINTENANCE SERVICE	Luskey Brothers & Co., Inc.
Service Afloat	Luskey Brothers & Co., Inc.	
Woodward Robt D Yacht Broker	Luskey Brothers & Co., Inc.	

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Gaskin Meyer	General Telephone Co., of California
	Hageland Ingval	General Telephone Co., of California
	SERVICE AFLOAT	General Telephone Co., of California
	Smeltzer Wm MO	General Telephone Co., of California
	Ursin Bjarnme E	General Telephone Co., of California
1966	Alexander M E MD	Pacific Telephone
	BALBOA MARINA	Pacific Telephone
	Grigsby Jas L	Pacific Telephone
	Hermann Dick	Pacific Telephone
	Orwig J G	Pacific Telephone
	Potter A Bailey	Pacific Telephone
	Roudebush D	Pacific Telephone
	SERVICE AFLOAT	Pacific Telephone
1955	BALBOA MARINA	The Pacific Telephone and Telegraph Co.
	BALBOA MARINA	The Pacific Telephone and Telegraph Co.
	BALBOA MARINA	The Pacific Telephone and Telegraph Co.
	Ellis Boat Rentals	The Pacific Telephone and Telegraph Co.
	Service Afloat	The Pacific Telephone and Telegraph Co.
	Watson Geo marine appr	The Pacific Telephone and Telegraph Co.

### 210 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	NEWPORT BEACH CHAMBER OF COMMERCE	General Telephone Co., of California

### 212 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	BUSH Paul	Haines Company
	COLMAN Edward	Haines Company
	COLMAN Phyllis	Haines Company
	CANN S anley M	Haines Company
	CARLICKCaryl	Haines Company
	CHAPMAN	Haines Company

### 220 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	S HARP TOM UN ION OIL S E RVICE	Pacific Telephone

## FINDINGS

### 244 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	JOHN S ON PAUL RICHARD do S	Pacific Bell

### 245 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	NATEG	Haines Company
	NEEDHAMMA	Haines Company
	NELSON Ka Ihleen A	Haines Company
	NELSON Kathleen A	Haines Company
	NIESENPhl	Haines Company
	NADINCK	Haines Company
	NACKERMarc	Haines Company
	MITCHELLJames M	Haines Company
	NAYLOR Richard A	Haines Company

### 254 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	CHEVRON	Haines Company
	DEL MAR CORONADELMAR	Haines Company
	e CHEVRONCORONA	Haines Company

### 264 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	ATTY SANDERS George	Haines Company
	RETTING V	Haines Company
	BEAUREGARDCDR ROOD Douglas W	Haines Company
	SACCOMANDOJac	Haines Company
	SANDEENG GODFREY	Haines Company
	PIPERJef Ierey A	Haines Company
	PINEIROLUn	Haines Company
	PITMAN Shelley	Haines Company

### 271 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Otc	Pacific Bell
1970	Mclsaac Jas R Bob CLU	General Telephone Co., of California

### 3 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Mc Nutt William D	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Mild John R&Kay	Pacific Bell
	Bayside Village Sales Of flce	Pacific Bell
	De Anza Bayside Storage	Pacific Bell
1970	Barden Construction Co D	General Telephone Co., of California

### 30 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Speers J	Pacific Bell
1991	Kurlander John A	Pacific Bell
	Halgren Lee	Pacific Bell
1986	Henry Gordoni E	Pacific Bell

### 34 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	BROOKSJames B 949 67 S 5965	Haines Company
	BROWNE P	Haines Company
	BROWNE Richard	Haines Company
	BROWN MA	Haines Company
	BOTTOMEFred	Haines Company
	BOTTOMEKale	Haines Company
	BRENNAN Bob	Haines Company

### 35 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SILVERMANElena	Haines Company
	SMALLWOODJack	Haines Company
	SKEENArthur	Haines Company
	SKEEN Peggy	Haines Company
	SHAW Robert O	Haines Company
	SELLERSJames DJr	Haines Company
	SESSIONS Marc H	Haines Company
	SMALLWOODJo	Haines Company

### 4 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Moreno Jacque	Pacific Bell
1980	Prnnc	Pacific Telephone

## FINDINGS

### 40 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	KANEMichael	Haines Company
	KANEMichael	Haines Company
	KELLOGG B	Haines Company
	KENNEDYAnne	Haines Company
	KENNEDY Rob W	Haines Company

### 49 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	HALGREN Lee	Haines Company
	HANNA David	Haines Company
	HANNAGay	Haines Company
	HARWOOD L	Haines Company
	HASSETTMary	Haines Company
	HEARNESieve	Haines Company
	HELMAR Robert	Haines Company
	HOPEB	Haines Company
	HOUGHTON Slven A	Haines Company
	J PCHASE	Haines Company
	JOLLIFF David T	Haines Company
	JONES NE	Haines Company
	JONES Norman	Haines Company
	JUAREZJoe Jr	Haines Company

### 60 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	RENOJ 10 J hael	Haines Company
	SAMUEL Jo	Haines Company
	DESIGN Wi GGINS Samuel J	Haines Company
	DESIGNS WELLS NANCY HAIR	Haines Company
	SOPHIA	Haines Company

### 9 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	NAGISA SUSHIRESTRN	Haines Company
	UCAPote	Haines Company

### 98 E COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MEYER Richard A	Haines Company

## FINDINGS

### E COAST HWY N

#### 201 E COAST HWY N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Rosen H	Pacific Telephone

### E COAST HWY NE

#### 201 E COAST HWY NE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Gillfillan Walter E	Pacific Bell

### E COAST HWY S

#### 201 E COAST HWY S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Seatala	Pacific Telephone

### LINDA ISLE

#### 101 LINDA ISLE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	VIANA TOOL MACHINE INC	Cole Information Services

#### 105 LINDA ISLE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	THE DON MCCALLA INVSTMNT LMTD	Cole Information Services

#### 79 LINDA ISLE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	THE RUDOLPH DOROTHY BALDONI LP	Cole Information Services

#### 88 LINDA ISLE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	PINE VALLEY LODGE	Cole Information Services

#### 89 LINDA ISLE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	SCHWARTZ CAR WASH CO	Cole Information Services



## FINDINGS

### 93 LINDA ISLE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	DOUGLAS C LIECHTY	Cole Information Services
2003	SILVER RIBBON CAMPAIGN	Cole Information Services

### LINDA ISLE DR

#### 100 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Mc Clellan Win	Pacific Bell
1991	Mc Clellan Win	Pacific Bell
1986	Mc Clellan Gerald W Sr	Pacific Bell
1975	McClellan Gerald W Sr	Luskey Brothers & Co., Inc.

#### 101 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	VIANAJulius	Haines Company

#### 102 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	GILLESPIE Patrick J	Haines Company
	ROSENBAM 9David	Haines Company
1995	Shackleton Robt J	Pacific Bell
1991	Shackleton Robt J Res	Pacific Bell
1986	Shackleton Robt J c PA Res	Pacific Bell
1980	Res	Pacific Telephone
1975	Bibb Jack M	Luskey Brothers & Co., Inc.
1970	Gledhill Chad B	General Telephone Co., of California

#### 103 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	TRAN David	Haines Company
1991	Anderson A Gary	Pacific Bell
	Anderson AGary	Pacific Bell
	Radovich Diane	Pacific Bell
1986	Brabbs Arthur D	Pacific Bell
1980	Brabbs Arthur D	Pacific Telephone
1975	Brabbs Arthur D	Luskey Brothers & Co., Inc.
1970	BI RITE BEAUTY SUPPLY	General Telephone Co., of California
	Bibb Mary Jane	General Telephone Co., of California

## FINDINGS

### 104 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	OY Linda	Haines Company
	ODUBROWASin	Haines Company
1995	Roy Linda	Pacific Bell
1991	Dutra Gary	Pacific Bell
	Deatra Carlos	Pacific Bell
1975	Godber Raymond G	Luskey Brothers & Co., Inc.
1970	Godber Raymond G	General Telephone Co., of California

### 105 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MCCALLASandir	Haines Company
1995	Mc Calla Donald & Sandra	Pacific Bell
1991	Mc Calla Donald & Sandra	Pacific Bell
1980	Mc Donald Henry Dr	Pacific Telephone
1975	Kroener Wm F	Luskey Brothers & Co., Inc.

### 106 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MCCLELLANWin	Haines Company
	BENVENUTI Hansel	Haines Company
1980	Fi RE S TON E S TORE S DIV OF FIRE S TON E TIRE	Pacific Telephone
	Firestone Morton	Pacific Telephone
1975	Garic Edwin	Luskey Brothers & Co., Inc.
1970	Reich Egon	General Telephone Co., of California

### 107 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	XXXX	Haines Company
1995	Mefferd K L & George	Pacific Bell
1991	Mefferd K L & George	Pacific Bell
1975	Mefferd Geo W	Luskey Brothers & Co., Inc.
	Linda Isle Security	Luskey Brothers & Co., Inc.
1970	Riggs M A	General Telephone Co., of California

### 76 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	HERSON Louis	Haines Company
1986	Herson Louis	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Herson Louis	Pacific Bell
1980	Herson Louis	Pacific Telephone
	Kerson Louis	Pacific Telephone

### 77 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Kashmere Louis	Pacific Bell
1980	Kashmere Louis	Pacific Telephone
1975	Effinger A W Jr	Luskey Brothers & Co., Inc.

### 78 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	NAMKi	Haines Company
1970	Turner Roger E	General Telephone Co., of California

### 79 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	BALDONI Rudolph	Haines Company
1991	Baldoni Rudolph C MD Inc	Pacific Bell
1970	Murchison Kenneth & Clara Foundation Inc	General Telephone Co., of California

### 81 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Brown Michae	Pacific Telephone
	Delsie R	Pacific Telephone
	Brown Cherie	Pacific Telephone
1975	Valdes Richard V	Luskey Brothers & Co., Inc.
	Valdes H	Luskey Brothers & Co., Inc.

### 82 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	RINDERLEChas J	Haines Company
1995	Rinderle Chas Jr	Pacific Bell
1991	Rinderle Chas Jr	Pacific Bell
1986	Rinderle Chas Jr	Pacific Bell
1980	Rinderle Chas Jr	Pacific Telephone
1975	Rinderle Chas Jr	Luskey Brothers & Co., Inc.
1970	Rinderle Chas Jr	General Telephone Co., of California

## FINDINGS

### 83 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	ARAKELIAN Ronald	Haines Company

### 84 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	HINNIGANJ	Haines Company
	HENNIGAN Micheal	Haines Company
1995	Lyon Leon	Pacific Bell
1991	Lyon Louise	Pacific Bell
	Lyon Leon	Pacific Bell
1986	Lyon Lean	Pacific Bell
1980	Lyon Leon	Pacific Telephone
1975	Lyon Leon	Luskey Brothers & Co., Inc.
1970	Lyon Leon	General Telephone Co., of California

### 85 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	JORDAN James	Haines Company
1986	Axene Harry W	Pacific Bell
1980	Axene Harry W	Pacific Telephone
1975	Axene Harry W	Luskey Brothers & Co., Inc.

### 86 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Stark Morris	Pacific Telephone
1975	McNaughton John J	Luskey Brothers & Co., Inc.
	McNaughton John J	Luskey Brothers & Co., Inc.
1970	Henniger Richard W	General Telephone Co., of California

### 87 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	STATER Cleo	Haines Company
1970	Rizzotto Doreen	General Telephone Co., of California

### 88 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Guggenheim Robt	Pacific Bell
1986	Guggenheim Robt	Pacific Bell
1980	Guggenhe Im Robt	Pacific Telephone
1975	Schien Kathryn M	Luskey Brothers & Co., Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Schien Kathryn M	Luskey Brothers & Co., Inc.

### 90 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	OCONN 06 William	Haines Company
	LIBERMANJose	Haines Company
1995	Salata Paul T	Pacific Bell
1986	Cavanaugh Jordan H	Pacific Bell
	Cavanaugh J A	Pacific Bell
1980	Cavanaugh J A	Pacific Telephone
	Cavanaugh Jordan H	Pacific Telephone
1975	Cavanaugh Thos J	Luskey Brothers & Co., Inc.
1970	Gibbs Ray N	General Telephone Co., of California

### 91 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	REDPERNDonald	Haines Company
1995	Chao John	Pacific Bell
	p Chao John	Pacific Bell
	Chao John	Pacific Bell
1980	Errico M	Pacific Telephone
	Stevens Mike	Pacific Telephone
1975	Wharton Linda	Luskey Brothers & Co., Inc.

### 92 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	B orklund Ralph K	Pacific Telephone
1975	Bjorklund Ralph K	Luskey Brothers & Co., Inc.
1970	Logue Helen B	General Telephone Co., of California
	Logue Wm Jr	General Telephone Co., of California

### 93 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	LIECHTY Dauglas C	Haines Company
1980	Liechty Douglas C	Pacific Telephone
1975	Liechty Douglas C	Luskey Brothers & Co., Inc.

### 94 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SAMMISLee	Haines Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Sammis Lee C	Pacific Telephone
1975	Sammis Lee C	Luskey Brothers & Co., Inc.

### 95 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	LINDOUISTJack	Haines Company
1991	Mahan Robert G	Pacific Bell
1986	Schmerse Roscoe E	Pacific Bell
1980	Jackson Tom	Pacific Telephone
1975	Smith P Warren	Luskey Brothers & Co., Inc.

### 96 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MORALLYJohn	Haines Company
1980	Elliott Richard C	Pacific Telephone
1975	Elliott Richard C	Luskey Brothers & Co., Inc.
1970	Elliott Richiard C	General Telephone Co., of California

### 97 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	LONG Richard D 0 S	Haines Company
	MADISON Michael	Haines Company
	ROSENBAUMDavid	Haines Company
1995	Long Richard DDS	Pacific Bell
	Long Chris	Pacific Bell
1991	Long Richard DDS	Pacific Bell
1986	Long Richard DDS	Pacific Bell
1980	Long Richard DDS	Pacific Telephone
1975	Bauman Reed G	Luskey Brothers & Co., Inc.
1970	Bauman Reed G	General Telephone Co., of California

### 98 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SALATAPaul T	Haines Company
	SALATABrad	Haines Company
1995	Salata Brad	Pacific Bell
1991	Salata Paul T	Pacific Bell
	Salata Brad	Pacific Bell
1986	Salata Paul T	Pacific Bell
	Salata Brad	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Slatala Brad	Pacific Telephone
	Salatich C	Pacific Telephone
	Salata Paul T	Pacific Telephone
1975	Salata Paul T	Luskey Brothers & Co., Inc.
	Salata Brad	Luskey Brothers & Co., Inc.
	Salata Melanie	Luskey Brothers & Co., Inc.
1970	Salata Paul T	General Telephone Co., of California
	Salata Brad	General Telephone Co., of California
	Salata Melanie	General Telephone Co., of California

### 99 LINDA ISLE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	OHARTUNIANMike	Haines Company
1975	Hartunian Debbie	Luskey Brothers & Co., Inc.
	Hartunian Patricia	Luskey Brothers & Co., Inc.

### LINDA WAY

#### 124 LINDA WAY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Smith Gladys F I	General Telephone Co., of California

#### 22 LINDA WAY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Sanchez Anthony	Pacific Telephone

### N COAST HWY

#### 081 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Sloat John I	Pacific Bell

#### 1 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SVONHEMERT Theodore	Haines Company
	NTERIORS	Haines Company
	EO DIEDRICH COFFEE	Haines Company

#### 12 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	WELTEKen I	Haines Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	ROZENTALStnn	Haines Company

### 15 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	STEVENSNaia R	Haines Company
	ZAVITZ Arnold	Haines Company
	YORT Linda	Haines Company
	YANEZSusan	Haines Company
	WOOLCOTRichard	Haines Company
	WISE Fred	Haines Company
	WINEFORDNERMJ	Haines Company
	WINEFORDNERCad	Haines Company
	WETTON Penny	Haines Company
	WEINBRECHTAllen	Haines Company
	WEEGAR Freda E	Haines Company
	WARD Daed M	Haines Company
	WAMBA Rosemary	Haines Company
	L 72 WALLACEJohn L	Haines Company
	VOGEL Calvm W	Haines Company
	VERMEERJ	Haines Company
	VANCLEAVERob IC	Haines Company
	UMSTOAD Andrew E	Haines Company
	UHLMB	Haines Company
	STEVENS Rob I C	Haines Company
	STRONACHJoan	Haines Company
	SUNDBYE Nelson	Haines Company
	TABE 0 Harold C	Haines Company
	TANENBAUM Carol	Haines Company
	TANENBAUMSamuel	Haines Company
	TODDJ Frank	Haines Company
	TONKOVICH Andrew	Haines Company
	TONKOVICH Richard	Haines Company

### 22 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	AS S E interntionalSo Calif Ara	Pacific Bell



## FINDINGS

### 41 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	NEUMANDale	Haines Company
	NIELSENManlyn	Haines Company
	NIELSENThomas	Haines Company
	NORDMAN Doreen	Haines Company
	OCAINJack	Haines Company
	OCAINShirley	Haines Company
	OLSONKen	Haines Company
	OLSON Sleve	Haines Company
	PALMER Stephen	Haines Company
	PANDOLFI Mar	Haines Company
	PANDOLFIRay	Haines Company
	PAYAN Marcel	Haines Company
	PENHALLJoseph	Haines Company
	PEYTON COMPANY INC	Haines Company
	PORTER Rob	Haines Company
	PULASKI Roly	Haines Company
	PULASKI Rorly	Haines Company
	OUELLMALZMaiy L	Haines Company
	RIMLAND Sott	Haines Company
	ROSEN Bruce	Haines Company
	SALISBURYDouglas	Haines Company
	SANTO John	Haines Company
	SCHMIDT Peter W	Haines Company
	SIMPSON Donald H	Haines Company
	SMITH Katherine	Haines Company
	SPRAGINSG	Haines Company
	STCLAIR Lom	Haines Company
	STCLAIR Rosn	Haines Company
	STEVENS Matthew	Haines Company

### 5 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	TURNER ASSOCIATES rtrs II	General Telephone Co., of California
	Rhoades Ann T rl est II	General Telephone Co., of California
	Patterson Jean H rl est Ilos	General Telephone Co., of California

## FINDINGS

### 6 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	KELLY Patnok	Haines Company
	WEYLEMANLeoni A	Haines Company

### 70 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Danl&Marla	Pacific Telephone

### 81 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Lutz Everett B	General Telephone Co., of California

### 87 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	West Diin	Pacific Telephone

### 88 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	L 204 BROCKMANMJoe	Haines Company
	BROWN Albert C	Haines Company
	BU 0 DICKNaarnee S	Haines Company
	CASHIONJohn	Haines Company
	CASHIONMarc	Haines Company
	CHRISTIANSEN Harry	Haines Company
	CLARKDona	Haines Company
	CLARKE	Haines Company
	COXOBabby	Haines Company
	CROTHERSOren C	Haines Company
	CROWELLJas	Haines Company
	CULLINAN Noele	Haines Company
	DAVIS Charles	Haines Company
	DIESSNE	Haines Company
	EL MORRO BEACH	Haines Company
	MOBILE HOME PRK ESTRADA Madene	Haines Company
	FLANAGANJo Ann	Haines Company
	BOWEN Stanley	Haines Company
	BRANET Fred W	Haines Company
	BRENNAN George	Haines Company
	BRILES Ronal	Haines Company
	L 204 BROCKMAN Leslie	Haines Company

## FINDINGS

### 9 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Mendoza Hortencia	Pacific Bell

### 90 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Jenkins Art S	Pacific Bell

### 95 N COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	ALLEN PEG rl est	General Telephone Co., of California

### PACIFIC COAST HWY

#### 1 PACIFIC COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	007 TOWING	Cole Information Services

### PLYMOUTH AVE

#### 226 PLYMOUTH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Lauer M C Mike	Pacific Bell
	Strahin L	Pacific Bell
1980	Lauer M C Mike	Pacific Telephone
1975	Lauer M C Mike	Luskey Brothers & Co., Inc.

#### 227 PLYMOUTH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Ballas Lou Is	Pacific Bell
1980	Dallas Louis	Pacific Telephone
1975	Ballas Louis	Luskey Brothers & Co., Inc.

#### 228 PLYMOUTH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Sloan D	Pacific Telephone
1975	Sloan D	Luskey Brothers & Co., Inc.

#### 232 PLYMOUTH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Harris Burke Patricia	Pacific Bell
1980	Harris Burke Patricia	Pacific Telephone

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Burke Robt F	Pacific Telephone
1975	Harris Derek T	Luskey Brothers & Co., Inc.

### 233 PLYMOUTH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Shoush Robt	Pacific Telephone
1975	Shoush Robt	Luskey Brothers & Co., Inc.

### 234 PLYMOUTH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Matthews Daisy	Luskey Brothers & Co., Inc.

### 235 PLYMOUTH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	i Thompson Edw W	Pacific Telephone
1975	Fraser Phronsa	Luskey Brothers & Co., Inc.

### 237 PLYMOUTH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Bevan E B	Pacific Telephone

### 239 PLYMOUTH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	ROBERT PREISS LIMOUSINE	Cole Information Services
	ROBERT PREISS LIMOUSINE	Cole Information Services

## PLYMOUTH LN

### 231 PLYMOUTH LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Salata Geo	General Telephone Co., of California

### 233 PLYMOUTH LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Sanders Geo W	General Telephone Co., of California

### 235 PLYMOUTH LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Williams J C	General Telephone Co., of California

## FINDINGS

### **S 4 15 W COAST HWY**

#### **0037 S 4 15 W COAST HWY**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	No	Pacific Telephone

### **S COAST HWY**

#### **099 S COAST HWY**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Pacific Design Group	Pacific Bell

#### **1 S COAST HWY**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SNICHOLS Wasran	Haines Company
	NVESTMENTS	Haines Company
	COMPONENT	Haines Company
	NSTRUMENT	Haines Company

#### **10 S COAST HWY**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	ZITTRERJ	Haines Company
	BBINS Mchael	Haines Company
	RUSSELL Don H	Haines Company
	SANTA FE	Haines Company
	INVESTMENTS SMITH Ronald	Haines Company
	VAIL Helen Lee	Haines Company
	VIGNOLO C J	Haines Company
	WADE Nale	Haines Company
	WALKER Davad	Haines Company
	WEISSMAN Stephen B	Haines Company
1995	Laguna Coffee Co The	Pacific Bell
1980	Mc Mi Inion oa	Pacific Telephone

#### **11 S COAST HWY**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	LADUNA TERRACE	Haines Company
	JOHNSON Deborah	Haines Company
	HOLTS	Haines Company
	HOLTC	Haines Company
	HENDERSON Keith	Haines Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	HENDERSON Carolyn	Haines Company

### 12 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	European Custom Tailors I	Pacific Telephone

### 14 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	PECAUT Jerry	Haines Company
	PEARSON Mat Beth	Haines Company

### 15 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Bed & Breakfast California Contd No California Contd San Francisco Contd	Pacific Bell
	Venice Beach House The	Pacific Bell
	Cornerstone Financial Services	Pacific Bell

### 2 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	BJS Chicago Pizzeria	Pacific Bell

### 21 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Kelleyy Shirley	General Telephone Co., of California

### 3 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	LEWIS Baety	Haines Company
	Li NZMEYER Rober A	Haines Company
	LEWIS Donald M	Haines Company

### 30 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Hanna Ruth E	General Telephone Co., of California

### 31 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	62 BUILDING ASHKENAZE DAVID MD 949 S	Haines Company
	BECK WM A MD INC	Haines Company
	CHANGSTEVENTMD	Haines Company

## FINDINGS

### 34 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	DAVIS William	Haines Company
	FL 09 Sidney	Haines Company

### 36 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	CAMNMIJ S FOOTWEAR	General Telephone Co., of California

### 4 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Claes Restaurant	Pacific Bell
	Jolly Roger Restaurant	Pacific Bell

### 40 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Laguna Car Wash S	General Telephone Co., of California

### 41 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SANDERSAAIan	Haines Company
	SIMPSON Alexander	Haines Company
	WALSERJoe Jr	Haines Company

### 43 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Leutwyler Edith M	General Telephone Co., of California

### 46 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	KNOXChas J	Haines Company
	Kfl ETZER Barbara	Haines Company
	LAGUNASANDS INC	Haines Company
	RICHMAN Judy	Haines Company
	RICHMAN Tony	Haines Company

### 47 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	OAHLBERG Willam	Haines Company

## FINDINGS

### 49 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Gee Kathleen	General Telephone Co., of California

### 54 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	FARRAR JEWELERS S	General Telephone Co., of California

### 56 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	KEOLEIANS D	Haines Company

### 58 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Bigelow Business Services b	General Telephone Co., of California

### 6 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	HARVEY KM	Haines Company
	HALLAHAN Madeleine	Haines Company
	PHARMACIES WANGLILYCA	Haines Company
	WANGLILYCA	Haines Company
	ZAKHARYEva	Haines Company
	ZAKHARY MAGED DOS	Haines Company
	VAHIDTehrani	Haines Company
	DUPREEJanee	Haines Company
	FEHRING Marie	Haines Company
	CENTERS SOUTH CST	Haines Company
	SOTH CST EYE CARE	Haines Company
	FELIX Richard E	Haines Company
1995	Vacation Village By The Seas Laguna Beach	Pacific Bell
	Hudsons Paradise Seafood Bar & Grille	Pacific Bell

### 61 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	MARION MILNE REAL ESTATE	General Telephone Co., of California

### 63 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	WIATLEYM	Haines Company



## FINDINGS

### 7 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	T 1 AMORISTORANTE	Haines Company
	HASKELLCODr	Haines Company
	HEMPHILL Jonathan E	Haines Company

### 70 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Frankel Dextra sculptr I	General Telephone Co., of California

### 72 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	E LOIS E FULME R TRAVE LS L	Pacific Bell

### 73 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Sledge Easter s	General Telephone Co., of California

### 79 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Perkins Leroy	General Telephone Co., of California

### 8 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	NESSIMJose	Haines Company
1970	Taylor Jerry io	General Telephone Co., of California

### 81 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Crist Beatrice L B	General Telephone Co., of California

### 9 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MCCONNELL Samuel	Haines Company
	MCKITTRICK Betty	Haines Company
	MILLS Richard	Haines Company
	MYERS Karen	Haines Company
	NIELSONHarrel West	Haines Company
	MD PALENIK Kathleen	Haines Company
	PARSONSSusan	Haines Company
	AMIREZSARAMD	Haines Company
	LLOYD L H	Haines Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	FREEZE MANAGEMENT	Haines Company
	BROWN 9 Ma Mrn	Haines Company
	MYERSEd	Haines Company

### 90 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SEN David 00 U UNDERDOG RECORDS	Haines Company

### 96 S COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Oak St Surf Shop II	General Telephone Co., of California

### SE COAST HWY

#### 234 SE COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	PRIE S KY IE VII DC	Pacific Telephone

### W COAST HWY

#### 05 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	bistrict Office S B	Pacific Telephone

#### 1 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	DIALYSIS CENTER OCEAN HEART	Haines Company
	PRODUCTIONS RANEY AIDAN MD	Haines Company
	RANEY&ZUSMAN	Haines Company
	SCHIAVELLOUSA	Haines Company
	ZUSMAN DOUGLAS MD	Haines Company
	ZUSMAN 9 RANEY	Haines Company
	JOYOCOLINMD	Haines Company
	RESTAURANT CHOMEAUHENRI	Haines Company
	NS CORP SWANPACIFIC	Haines Company
	COMPANY NEWPRT BEACH	Haines Company
	DEVELOPMENT	Haines Company
	COMPANY M	Haines Company
	DEVELOPMENT	Haines Company
	MACDONNELLALLAN	Haines Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	DAY FRAMING	Haines Company
	KRAMERMARKB 9 DS	Haines Company
	LANDSOMPAUL	Haines Company

### 10 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Laidlaw Architects	Pacific Bell

### 100 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Ali Iman DDS I	Pacific Bell
	Deeb Caren A DDS	Pacific Bell
	Sunshine Spa	Pacific Bell

### 104 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Big Eds Tackle See Roys Bait & Tackle	Luskey Brothers & Co., Inc.
	Roys Bait & Tackle	Luskey Brothers & Co., Inc.
1970	Big Eds Tackle	General Telephone Co., of California
1966	Maxwells Clyde Bait & Tackle Shop	Pacific Telephone
1955	Wil Wrights ice crm	The Pacific Telephone and Telegraph Co.
	Bayshore Tackle Co	The Pacific Telephone and Telegraph Co.

### 108 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	PUTATSUKARMayura	Haines Company
1975	Wrights Wil ice crm	Luskey Brothers & Co., Inc.
	WIL WRIGHTS ice crm	Luskey Brothers & Co., Inc.
1966	Wrights Wil ice crm	Pacific Telephone
	WIL WRIGHTS Ice crm	Pacific Telephone

### 110 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Dover House Liquor Deli	Luskey Brothers & Co., Inc.
1966	Griffith Pat	Pacific Telephone
	BAY SHORE BOAT CENTER	Pacific Telephone

### 112 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Agnes Frances	Pacific Telephone

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Boiaer Virginia	Pacific Telephone
	Bax Shore Park	Pacific Telephone
	Brown Mike	Pacific Telephone
	Comstock Harold	Pacific Telephone
	Covina David	Pacific Telephone
	Crosiar Duke V	Pacific Telephone
	Dennick David	Pacific Telephone
	Dunham Paul F	Pacific Telephone
	Forsberg W R	Pacific Telephone
	Kasler Corp	Pacific Telephone
	Lincsey C	Pacific Telephone
	Peatberton Henry C	Pacific Telephone
	Raymond Walter	Pacific Telephone
	Stone Raymond E	Pacific Telephone
Wisgerhof Larry	Pacific Telephone	
Wisgerhof Robt	Pacific Telephone	
1975	Agnes Frances	Luskey Brothers & Co., Inc.
	Amick Robt G	Luskey Brothers & Co., Inc.
	Anderson Lloyd S	Luskey Brothers & Co., Inc.
	Bauer Virginia	Luskey Brothers & Co., Inc.
	Bay Shore Park	Luskey Brothers & Co., Inc.
	Brooks Michael S	Luskey Brothers & Co., Inc.
	Burrows John H	Luskey Brothers & Co., Inc.
	Casserty Wm H	Luskey Brothers & Co., Inc.
	Clark Wm J	Luskey Brothers & Co., Inc.
	Conaway Herman E	Luskey Brothers & Co., Inc.
	Cugnos Jos A	Luskey Brothers & Co., Inc.
	Dawson Stephen	Luskey Brothers & Co., Inc.
	Demnicki A J	Luskey Brothers & Co., Inc.
	Deweese Mark	Luskey Brothers & Co., Inc.
	Dillow Georgina C	Luskey Brothers & Co., Inc.
	Doughty John C	Luskey Brothers & Co., Inc.
	Dunham Paul F	Luskey Brothers & Co., Inc.
	Fitz Roy Jos	Luskey Brothers & Co., Inc.
	Foreman Hal J	Luskey Brothers & Co., Inc.
Forsberg W R	Luskey Brothers & Co., Inc.	
Friedman Lou	Luskey Brothers & Co., Inc.	
Graf John R	Luskey Brothers & Co., Inc.	

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Graves Harry L	Luskey Brothers & Co., Inc.
	Green J M	Luskey Brothers & Co., Inc.
	Greene Robt E	Luskey Brothers & Co., Inc.
	Haney Shannon J	Luskey Brothers & Co., Inc.
	Hartman M A	Luskey Brothers & Co., Inc.
	Hartman Ray	Luskey Brothers & Co., Inc.
	Higby Don E	Luskey Brothers & Co., Inc.
	Holmes A J	Luskey Brothers & Co., Inc.
	Holzedl Jos	Luskey Brothers & Co., Inc.
	Horvath Josephine	Luskey Brothers & Co., Inc.
	Hoyos Lou	Luskey Brothers & Co., Inc.
	Humphreys Richard I	Luskey Brothers & Co., Inc.
	Hunter C D	Luskey Brothers & Co., Inc.
	Johnson Gunn	Luskey Brothers & Co., Inc.
	King Clara	Luskey Brothers & Co., Inc.
	Kloss Walter G	Luskey Brothers & Co., Inc.
	Lindsey C	Luskey Brothers & Co., Inc.
	Matthews L E	Luskey Brothers & Co., Inc.
	Moses Betty E	Luskey Brothers & Co., Inc.
	Nielson Myles	Luskey Brothers & Co., Inc.
	Norman Jas	Luskey Brothers & Co., Inc.
	Olson Eugene V	Luskey Brothers & Co., Inc.
	Pemberton Henry C	Luskey Brothers & Co., Inc.
	Pittman L W	Luskey Brothers & Co., Inc.
	Raymond Walter	Luskey Brothers & Co., Inc.
	Ruppert L	Luskey Brothers & Co., Inc.
	Sears Walter G	Luskey Brothers & Co., Inc.
	Shaffer Geo	Luskey Brothers & Co., Inc.
	Smith Donald E	Luskey Brothers & Co., Inc.
	Smith Juli	Luskey Brothers & Co., Inc.
	Smith Lawrence W	Luskey Brothers & Co., Inc.
	Stone Raymond E	Luskey Brothers & Co., Inc.
	Strand Mickey	Luskey Brothers & Co., Inc.
	Taber M	Luskey Brothers & Co., Inc.
	Tomberlin Noel	Luskey Brothers & Co., Inc.
	Van Deventer W R	Luskey Brothers & Co., Inc.
	Van Kolken Ray	Luskey Brothers & Co., Inc.
	Warren Robt H	Luskey Brothers & Co., Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Webb Dennis Carlton	Luskey Brothers & Co., Inc.
	Westmoreland Diane	Luskey Brothers & Co., Inc.
	Wiesen Earl J	Luskey Brothers & Co., Inc.
	Wisgerhof Larry	Luskey Brothers & Co., Inc.
	Wisgerhof Robt	Luskey Brothers & Co., Inc.
	Witt Geri	Luskey Brothers & Co., Inc.
1970	Alexander Avis	General Telephone Co., of California
	Alexander Jas	General Telephone Co., of California
	Beard E	General Telephone Co., of California
	Blair Edith M	General Telephone Co., of California
	Bluewater Yacht Charters	General Telephone Co., of California
	Clark Wm J	General Telephone Co., of California
	Clemens Elizabeth	General Telephone Co., of California
	Cutlel B P	General Telephone Co., of California
	Deming Dani J	General Telephone Co., of California
	Devine AA	General Telephone Co., of California
	Fleming Kenit D	General Telephone Co., of California
	Franklin L R	General Telephone Co., of California
	Greene Audio Systems Designs	General Telephone Co., of California
	Greschner Wm D	General Telephone Co., of California
	Hecht Duvall Y	General Telephone Co., of California
	Hecht Sigrid	General Telephone Co., of California
	Highland Elizabeth F	General Telephone Co., of California
	Hinde Harry	General Telephone Co., of California
	Holmes Carter	General Telephone Co., of California
	Jarvis Rowan M	General Telephone Co., of California
	Kristoffersen B A	General Telephone Co., of California
	Mc Mahon E V	General Telephone Co., of California
	Mc Quarrie Gerald	General Telephone Co., of California
	Merrill Reginald F	General Telephone Co., of California
	Pemberton Lloyd	General Telephone Co., of California
	Perdue Ira J	General Telephone Co., of California
	Pierce Zelda B	General Telephone Co., of California
Prawnto Shrimp Machine Company	General Telephone Co., of California	
idlet S tit	General Telephone Co., of California	
Roberts Jos R S	General Telephone Co., of California	
Sears Walter G	General Telephone Co., of California	
Swanlund Elizabeti	General Telephone Co., of California	

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Tardiff Jas	General Telephone Co., of California
	Vincent Ron	General Telephone Co., of California
	Witt Geri	General Telephone Co., of California
1966	Anderson Kenneth B	Pacific Telephone
	Berkhausen Diana M	Pacific Telephone
	Blew Roy E	Pacific Telephone
	Burger Adolph	Pacific Telephone
	Burkhart D	Pacific Telephone
	Carnes Marjorie Anne Mrs	Pacific Telephone
	Celeski Chas A	Pacific Telephone
	Clark Wm J	Pacific Telephone
	Conaway Herman E	Pacific Telephone
	Cullen B M	Pacific Telephone
	Darrow Lee H Dr	Pacific Telephone
	Devine J J Mrs	Pacific Telephone
	Duffield Marshall Ofc	Pacific Telephone
	Fait Mary	Pacific Telephone
	Foreman Hal J	Pacific Telephone
	Gerken Carl D	Pacific Telephone
	Green Jay M	Pacific Telephone
	Greene Robt Edw II	Pacific Telephone
	Gribble Kenneth	Pacific Telephone
	Hinde Harry	Pacific Telephone
	Holmes Anita	Pacific Telephone
	Johnston Loretta M	Pacific Telephone
	King Clara	Pacific Telephone
	Klopfenstein Walter W	Pacific Telephone
	Kloss Walter G	Pacific Telephone
	Macfarland Chas R	Pacific Telephone
	MACS OUTBOARD SERV	Pacific Telephone
	Marston Chuck	Pacific Telephone
	Mc Mahon E V	Pacific Telephone
	Merrill Reginald F	Pacific Telephone
Middleton Kenneth L	Pacific Telephone	
Newport Shortside Co	Pacific Telephone	
Outboard Serv Macs	Pacific Telephone	
Perdue Ira J	Pacific Telephone	
Peterson A I	Pacific Telephone	

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	Pierce Zelda B	Pacific Telephone
	Poindexter John A	Pacific Telephone
	Roberts Esther L	Pacific Telephone
	Rowe Jesse M	Pacific Telephone
	Sears Walter G	Pacific Telephone
	Serge D	Pacific Telephone
	Serge Vinna	Pacific Telephone
	Shepherd John B	Pacific Telephone
	Stafford J A	Pacific Telephone
	Warren Robt H	Pacific Telephone
	Wise Edith Mrs	Pacific Telephone
	Young Selma M	Pacific Telephone
	Bay Shore Park	Pacific Telephone
1955	Bay Shore Park	The Pacific Telephone and Telegraph Co.
	Bay Shore Small Boat Center	The Pacific Telephone and Telegraph Co.
	Bosque Thos G	The Pacific Telephone and Telegraph Co.
	Cairns L E	The Pacific Telephone and Telegraph Co.
	Cooper J Wm	The Pacific Telephone and Telegraph Co.
	Curtis Ted	The Pacific Telephone and Telegraph Co.
	Doner Fred F	The Pacific Telephone and Telegraph Co.
	Haskell Earl J	The Pacific Telephone and Telegraph Co.
	Bayshore Ofc	The Pacific Telephone and Telegraph Co.
	Klotz Wm F Sr	The Pacific Telephone and Telegraph Co.
	Merrill Reginald F	The Pacific Telephone and Telegraph Co.
	Poyas Francis H	The Pacific Telephone and Telegraph Co.
	Wolf Earl M Dr	The Pacific Telephone and Telegraph Co.

### 12 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Ellff Greg	Pacific Telephone
1970	King Clara I	General Telephone Co., of California
	Kloss Walter G I	General Telephone Co., of California
	Lindner Mort I	General Telephone Co., of California
	Lyda G i LJr I	General Telephone Co., of California
	Marston Chuck I	General Telephone Co., of California
	Potter Gary E I	General Telephone Co., of California
	Serge D I	General Telephone Co., of California
	Serge Vinna i	General Telephone Co., of California
	Shepeerd John B I	General Telephone Co., of California



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Smith Lawrence W I	General Telephone Co., of California
	Vande Velde Darlene I	General Telephone Co., of California
	Van Deventer W R I	General Telephone Co., of California
	Warren Robt H I	General Telephone Co., of California
	Worley Susans I	General Telephone Co., of California
	Kattelman Wm H I	General Telephone Co., of California
	Hubbs Ann I	General Telephone Co., of California
	Graves Harry L I	General Telephone Co., of California
	Green Jay M I	General Telephone Co., of California
	Garlow Jerry I	General Telephone Co., of California
	Foreman Hal J I	General Telephone Co., of California
	Edelman Beverly I	General Telephone Co., of California
	Dunham Paul F I	General Telephone Co., of California
	Duffield Marsnall	General Telephone Co., of California
	Ofc I	General Telephone Co., of California
	Darrow Lee H Dr I	General Telephone Co., of California
	Conaway Herman E I	General Telephone Co., of California
	Anderson Lloyd S I	General Telephone Co., of California
	Bay Shore Park I	General Telephone Co., of California
	Burger Adolpli I	General Telephone Co., of California
	Carr Dennis M I	General Telephone Co., of California
	Carter S E I	General Telephone Co., of California

### 121 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Seay Mary @Anaheim@	Pacific Telephone

### 126 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MILLERS LANING	Haines Company
	HORWINLeonard 00p	Haines Company

### 129 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	STRONGLany	Haines Company
	SWAYNEI	Haines Company
	WERTHMANNJoseph P	Haines Company
	WARWICK Wrleam J	Haines Company
	VANOnden James A	Haines Company

## FINDINGS

### 136 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1955	Hill Geo Chevron Serv	The Pacific Telephone and Telegraph Co.

### 161 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Valle o Maritime Art Gallery	Pacific Bell

### 2 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	C TRIMMER Palnara	Haines Company
	+43 BERRYPh Alp	Haines Company
1995	Southwestern Yacht Saids	Pacific Bell

### 21 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Robbftls CB	Pacific Telephone

### 26 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	XXXX	Haines Company

### 27 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Visages By Sonia	Pacific Bell

### 3 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	TRANSPORTINC	Haines Company
	JOHNSRUD	Haines Company
	A FRANCIOSAn	Haines Company

### 41 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Designs Inc intrs	General Telephone Co., of California

### 5 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MCDONALD HENRY MD	Haines Company
	A LUITHLE W	Haines Company

## FINDINGS

### 6 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	B SABINAAnn 949 645 57 B 9 SAFOT Uilless B	Haines Company

### 78 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	HOMEOWNERSASSN	Haines Company
	NEWPORTTOWERS	Haines Company
	MILESJohn V	Haines Company

### 8 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	CUNNINGHAMSam J	Haines Company
	COSSMANTodd	Haines Company

### 90 W COAST HWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	West Marine	Pacific Bell

## FINDINGS

### TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

#### Address Researched

201-251 East Coast Highway

#### Address Not Identified in Research Source

2001, 1997, 1992, 1971, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

### ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

#### Address Researched

2 COAST HWY

#### Address Not Identified in Research Source

2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

72 COAST HWY

2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

0011 COAST HWY

2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

0037 S 4 15 W COAST HWY

2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

011 E COAST HWY

2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

025 E COAST HWY

2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

05 W COAST HWY

2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

081 N COAST HWY

2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

099 S COAST HWY

2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

1 E COAST HWY

2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

1 N COAST HWY

2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920



## FINDINGS

<b><u>Address Researched</u></b>	<b><u>Address Not Identified in Research Source</u></b>
105 LINDA ISLE	2013, 2008, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
105 LINDA ISLE DR	2013, 2008, 2003, 2001, 1997, 1992, 1986, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
106 COAST HWY	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
106 LINDA ISLE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1971, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
107 LINDA ISLE DR	2013, 2008, 2003, 2001, 1997, 1992, 1986, 1980, 1971, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
108 W COAST HWY	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
11 COAST HWY	2013, 2008, 2003, 2002, 2001, 1997, 1992, 1986, 1980, 1975, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
11 S COAST HWY	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
110 W COAST HWY	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
112 COAST HWY	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
112 E COAST HWY	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
112 W COAST HWY	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1971, 1965, 1961, 1960, 1956, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
12 N COAST HWY	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
12 S COAST HWY	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
12 W COAST HWY	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
121 W COAST HWY	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
124 LINDA WAY	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920



















## FINDINGS

### **Address Researched**

98 E COAST HWY

98 LINDA ISLE DR

99 LINDA ISLE DR

### **Address Not Identified in Research Source**

2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

2013, 2008, 2003, 2001, 1997, 1992, 1971, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

**APPENDIX G**  
**SANBORN MAPS NO COVERAGE LETTER**





**Balboa Marina**

201-251 East Coast Highway  
Newport Beach, CA 92660

Inquiry Number: 3793882.3

November 22, 2013

## Certified Sanborn® Map Report

# Certified Sanborn® Map Report

11/22/13

**Site Name:**

Balboa Marina  
201-251 East Coast Highway  
Newport Beach, CA 92660

**Client Name:**

EEC  
501 Park Center Drive  
Santa Ana, CA 92705

EDR Inquiry # 3793882.3

Contact: Devina Horvath



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by EEC were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

## Certified Sanborn Results:

**Site Name:** Balboa Marina  
**Address:** 201-251 East Coast Highway  
**City, State, Zip:** Newport Beach, CA 92660  
**Cross Street:**  
**P.O. #** TBD  
**Project:** Balboa Marina Phase I ESA  
**Certification #** 1566-409A-AF2D



Sanborn® Library search results  
Certification # 1566-409A-AF2D

## UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

*The Sanborn Library LLC Since 1866™*

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**APPENDIX H**  
**ENVIRONMENTAL LIENS SEARCH REPORT**

**Balboa Marina**

201-251 East Coast Highway  
Newport Beach, CA 92660

Inquiry Number: 3793882.7  
November 26, 2013

## EDR Environmental Lien and AUL Search

## EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EDR Environmental Lien and AUL Search

### TARGET PROPERTY INFORMATION

#### ADDRESS

201-251 East Coast Highway  
Balboa Marina  
Newport Beach, CA 92660

#### RESEARCH SOURCE

##### Source 1:

Orange Recorder  
Orange, CA

#### PROPERTY INFORMATION

##### Deed 1:

Type of Deed: deed  
Title is vested in: Russell E Fluter  
Title received from: Irvine Co  
Deed Dated: 11/9/1993  
Deed Recorded: 12/17/1993  
Book: NA  
Page: na  
Volume: na  
Instrument: na  
Docket: NA  
Land Record Comments:  
Miscellaneous Comments:

**Legal Description:** See Exhibit

**Legal Current Owner:** Russell E Fluter

**Parcel # / Property Identifier:** 050-451-60

**Comments:** See Exhibit

##### Deed 2:

Type of Deed: deed  
Title is vested in: Russell E Fluter Trustee  
Title received from: Russell E Fluter  
Deed Dated: 6/23/2006  
Deed Recorded: 7/28/2006  
Book: NA  
Page: na  
Volume: na  
Instrument: na  
Docket: NA  
Land Record Comments:

## EDR Environmental Lien and AUL Search

Miscellaneous Comments:

**Legal Description:** See Exhibit  
**Legal Current Owner:** Russell E Fluter Trustee  
**Parcel # / Property Identifier:** 050-451-56  
**Comments:** See Exhibit

### Deed 3:

Type of Deed: deed  
Title is vested in: Russell E Fluter Trustee  
Title received from: Russell E Fluter  
Deed Dated: 6/23/2006  
Deed Recorded: 3/16/2010  
Book: NA  
Page: na  
Volume: na  
Instrument: na  
Docket: NA  
Land Record Comments:  
Miscellaneous Comments:

**Legal Description:** See Exhibit  
**Legal Current Owner:** Russell E Fluter  
**Parcel # / Property Identifier:** 050-451-56  
**Comments:** See Exhibit

### ENVIRONMENTAL LIEN

Environmental Lien: Found  Not Found

### OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found  Not Found

## **Deed Exhibit 1**



RECORDING REQUESTED BY

DOC # 93-0879211  
17-DEC-1993 03:59 PM

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

Recorded in Official Records  
of Orange County, California  
Lee A. Branch, County Recorder  
Page 1 of 5 Fees: \$ 37.00  
Tax: \$ 803.00

NAME: Russell E. Fluter  
c/o Cannery Village Realty  
STREET ADDRESS: 2025 West Balboa Boulevard  
CITY: Newport Beach, CA 92663  
STATE: CA

Title Order No. 638505-8 Escrow No. 638505MW

This space for Recorder's use

# Corporation Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 803.00

unincorporated area  City of Newport Beach

Parcel No. 050-451-53

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE IRVINE COMPANY

a Corporation organized under the laws of the state of Michigan hereby GRANT(S) to

RUSSELL E. FLUTER, a married man, as his sole and separate property

the following described real property in the  
County of Orange, State of California:

See Exhibits A, B & C attached hereto and  
incorporated herein by reference.

Dated November 9, 1993

STATE OF CALIFORNIA } S.S.  
COUNTY OF Orange

On November 24, 1993 before me,

Bonnie K. Reider

a Notary Public in and for said County and State, personally appeared  
Donald McNutt and Stephen A. Brahs

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Bonnie K. Reider

THE IRVINE COMPANY,  
a Michigan Corporation

BY: Donald McNutt, Vice President

BY: Stephen A. Brahs, Ass't Secretary



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

638505-8

S-T-05

**EXHIBIT A TO GRANT DEED**

The real property conveyed hereby is described in Exhibit B to this Grant Deed.

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. Any and all oil, oil rights, minerals, mineral rights, natural gas rights, and other hydrocarbons by whatsoever name known, geothermal steam, any other material resources and all products derived from any of the foregoing, that may be within or under the Land, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from the Land or any other land, including the right to whipstock or directionally drill and mine from lands other than those conveyed hereby, oil or gas wells, tunnels and shafts into, through or across the subsurface of the Land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, returnel, equip, maintain, repair, deepen and operate any such wells or mines; without, however, the right to drill, mine, store, explore and operate through the surface or the upper 500 feet of the subsurface of the Land.

B. Any and all water, rights or interests therein, no matter how acquired by Grantor, and owned or used by Grantor in connection with or with respect to the Land, together with the right and power to explore, drill, redrill, remove and store the same from the Land or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor, whether such water rights shall be riparian, overlying, appropriative, littoral, percolating, prescriptive, adjudicated, statutory or contractual; but without, however, any right to enter upon the surface of the Land in the exercise of such rights.

C. Nonexclusive easements in gross on, over, under or across the Land within 15 feet from the property lines of the Land bordering any public roadway or street for the installation, emplacement, repair, replacement, operation and maintenance, at Grantor's sole cost and expense, of electric, gas, telephone, cable television, water, sanitary sewer lines, drainage facilities or any other utilities (provided, that such utilities shall be installed underground to the maximum extent practicable) and monument, directional or other signs.

D. Any and all littoral rights with respect to the waterway adjacent to the Land and the marina currently located thereon owned by Grantor or any future improvements located thereon or any enhancements, repairs or replacements thereof (collectively, the "Waterway"). By its acceptance of this Grant Deed Grantee and its successors and assigns hereby expressly and fully relinquish and release unto Grantor any and all littoral rights that they may now or hereafter claim with respect to the Waterway, including, without limitation, any such right, title or interest claimed, asserted or resulting from the fact that the Land abuts the Waterway and Grantee and its successors and assigns fully and unconditionally waive any and all rights they may now or hereafter have or assert to enjoy, invoke or use the Waterway or any littoral rights relating thereto and acknowledge and agree that by their acceptance of this Grant Deed Grantee and its successors and assigns are estopped from asserting or exercising any rights to enjoy, invoke or use the Waterway or any littoral rights relating thereto at any time now or hereafter. By its acceptance of this Grant Deed Grantee acknowledges and agrees that Grantor and its successors and assigns shall be entitled to own, occupy, use, operate, lease or otherwise alienate the Waterway in the manner that Grantor, or such successors and assigns, elect in their sole discretion and Grantee and its successors and assigns shall not at any time in the future assert any right, title or interest with respect to the Waterway or challenge, object to or interfere with the ownership, occupancy, use, operation, lease or alienation thereof.

E. Nonexclusive easements in gross on, over or across the Land for the installation, emplacement, repair, replacement, operation and maintenance of the bulkhead adjacent to the Waterway (the "Bulkhead"), together with all systems, tie rods, concrete panels, rockfill, tie-back anchor blocks, railings and any other components of the Bulkhead or relating thereto, together with the right to enter upon the Land in connection therewith, provided that neither Grantor, nor any of its successors, assigns or grantees shall have any obligation to repair, replace, operate or maintain the Bulkhead or to pay the cost thereof.

F. An exclusive easement to maintain an access ramp (the "Ramp") for pedestrian ingress and egress purposes over and across those portions of Parcel 1 described on Exhibit B to this Grant Deed presently used by the owners and users of the real property more particularly described in Exhibit C attached hereto (the "Channel Parcel") for ramp access, to and for the benefit of the Channel Parcel and the owners and users thereof, together with the right of pedestrian ingress and egress over and across those portions of Parcel 1 maintained from time to time as sidewalk and driveway areas in order to access the Ramp.

G. An exclusive easement to maintain and operate two restrooms (the "Restrooms") upon those portions of Parcel 1 presently used by the owners and users of the Channel Parcel for restroom purposes, to and for the benefit of the Channel Parcel and the owners and users thereof, together with the right of pedestrian ingress and egress over and across those portions of Parcel 1 maintained from time to time as sidewalk and driveway areas in order to access the Restrooms. In connection therewith, the owner or owners of Parcel 1 covenant and agree that they will at all times maintain in good condition and repair the structure in which the Restrooms are located and will provide water and electricity to the Restrooms in such reasonable amounts as is required for the use and operation of the Restrooms. Notwithstanding the foregoing, the owner or owners of Parcel 1 may remove and replace the structure in which the Restrooms are located provided that (i) new and comparable replacement restroom facilities are built in the same location as the Restrooms and provided for the exclusive use of the owners and users of the Channel Parcel pursuant to the grant of easement contained in this paragraph, (ii) during the period of removal and replacement of the Restrooms, such owner or owners shall provide at all times comparable temporary restroom facilities for the exclusive use of the owners and users of the Channel Parcel, and (iii) the temporary and replacement restroom facilities shall at all times comply with the requirements of the City of Newport Beach, including, without limitation, as required for the use and operation of the Channel Parcel.

**SUBJECT TO:**

1. General and special taxes and assessments for the current fiscal year and any and all unpaid bonds and/or assessments.

2. That certain Declaration of Special Land Use Restrictions, Mortgage Lien and Option to Repurchase executed by Grantor and Grantee, recorded concurrently herewith and incorporated herein by this reference (the "Declaration"), and that certain Amended and Restated Reciprocal Grant of Easements and

Declaration of Covenants, Conditions and Restrictions dated as of Sept. 15, 1993 and recorded on Dec. 14, 1993 as Instrument No. \* of Official Records.

\*93-0869474

3. That certain ground lease dated October 1, 1963, between Grantor, as Lessor, and CRC Restaurants, Inc., as Lessee, as subsequently amended prior to the recordation hereof (collectively, the "Ground Lease"). As is more fully set forth in the Declaration and subject to the terms thereof, it is agreed that this conveyance shall not result in a merger of the fee estate in the real property conveyed hereby and the leasehold estate created by the Ground Lease; accordingly, the Ground Lease shall remain in full force and effect following the delivery and recordation hereof.

4. All covenants, conditions, restrictions, reservations, rights-of-way, easements and other matters of record or apparent.

EXHIBIT B TO GRANT DEED

PARCEL 1:

Lot 1 of Tract No. 5361, in the City of Newport Beach, County of Orange, State of California, as shown on a map filed in Book 190, Pages 47 and 48 of Miscellaneous Maps, in the office of the County Recorder of said Orange County.

EXCEPT THEREFROM that portion of said Land included within the land described as Parcel 70046-1 of that certain Final Decree of Condemnation in Case No. 30-50-27 in the Superior Court for the State of California, County of Orange, a certified copy of which having been recorded October 2, 1981 in Book 14242 Page 1773 of Official Records.

RESERVING THEREFROM a nonexclusive easement for vehicular and pedestrian access, ingress and egress and parking of motor vehicles, motorcycles and bicycles as provided for, and subject to the conditions and limitations set forth in that certain Amended and Restated Reciprocal Grant of Easements and Declaration of Covenants, Conditions and Restrictions dated as of Sept. 15, 1993 and recorded on Dec. 14, 1993 as Instrument No. \* of Official Records.  
\*93-0869474

PARCEL 2:

A temporary nonexclusive easement for the existing encroachment of the building located on Parcel 1 described above onto certain adjacent property; provided that such encroachment easement shall not extend beyond the area presently occupied by such building and shall exist only during the time that such building is located upon Parcel 1. Upon removal or replacement of such building, the easement shall terminate and be of no further force or effect.

The adjacent property referred to above is more particularly described as follows:

That portion of Lot 2, Tract No. 5361, in the City of Newport Beach, County of Orange, State of California, as shown on map filed in Book 190, Pages 47 and 48 of Miscellaneous Maps in the Office of the County Recorder of said County, described as follows:

Beginning at the Southeast corner of said Lot 2; thence North 1° 58' 11" East 50.59 feet along the Easterly line of said Lot 2; thence North 85° 17' 50" West 20.67 feet; thence South 4° 42' 10" West 51.79 feet to the Southerly line of said Lot 2, said Southerly line being a non-tangent curve concave Southerly having a radius of 1,803.00 feet, and a radial line to said curve bears North 10 14' 07" East; thence Easterly 23.11 feet along said curve and said Southerly line through a central angle of 0° 44' 04" to the Point of Beginning.

PARCEL 3:

Nonexclusive easements for vehicular and pedestrian access, ingress and egress and parking of motor vehicles, motorcycles and bicycles as provided for, and subject to the conditions and limitations set forth in that certain Amended and Restated Reciprocal Grant of Easements and Declaration of Covenants, Conditions and Restrictions dated as of Sept. 15, 1993 and recorded on Dec. 14, 1993 as Instrument No. \* of Official Records.  
\*93-0869474

PARCEL 4:

A temporary nonexclusive easement for the existing encroachment of a wood deck extending from the building located on Parcel 1 described above over certain adjacent property; provided that such encroachment easement shall not extend beyond the area presently occupied by such wood deck and shall exist only during the time that the building and deck are located on Parcel 1. Upon removal or replacement of such deck, the easement shall terminate and be of no further force or effect.

The adjacent property referred to above is more particularly described as follows:

That portion of Block 54 of the Irvine Subdivision, in the City of Newport Beach, County of Orange, State of California, as shown on the map filed in Book 1, Page 88 of Miscellaneous Maps, in the office of the County Recorder of said Orange County described as follows:

Beginning at the Easterly terminus of that certain non-tangent curve concave Southerly having a radius of 1,803.00 feet and a length of 115.56 feet located on the Southerly boundary of Lot 1, of Tract No. 5361, as per map recorded in Book 190, Pages 47 and 48 of Miscellaneous Maps, in the office of the County Recorder of Orange County, thence from said Easterly terminus South 1° 58' 11" West 2.0 feet, thence West to the most Southwesterly corner of said Lot 1, thence East along the Southerly boundary line of said Lot 1, to the Point of Beginning.

PARCEL 5:

A nonexclusive easement over and across the Channel Parcel (as defined in Exhibit A to Grant Deed) as is reasonably necessary for the installation, emplacement, repair, replacement operation and maintenance of the Bulkhead (as defined in Exhibit A to Grant Deed), together with all systems, tie rods, concrete panels, roadfills, tie-back anchor blocks, railings and any other components of the Bulkhead or relating thereto, together with the right to enter upon the Channel Parcel in connection therewith, provided that Grantee and its successors and assigns use best efforts not to interfere with the operations then carried out upon the Channel Parcel.

**EXHIBIT C TO GRANT DEED**  
(Legal Description of Channel Parcel)

That portion of Block 54 of Irvine's subdivision in the City of Newport Beach, County of Orange, State of California, as shown on the Map recorded in Book 1, Page 88 of Miscellaneous Record Maps in the office of the County Recorder of said County, together with that portion of Sections 26 and 27, Township 6 South, Range 10 West, San Bernardino Meridian, described as follows:

Commencing at the southeast corner of Lot A of Tract No. 5361 as shown on the Map recorded in Book 190, Pages 47 and 48 of Miscellaneous Maps in the office of said County Recorder; thence South 87°18'31" West 200.00 feet along the Southerly line of said Lot A to the true point of beginning; thence along the Southerly and Southwesterly lines of said Tract No. 5361, the following courses: North 87°18'31" East 630.76 feet to the beginning of a tangent curve concave Southerly having a radius of 1803.00 feet, Easterly 262.24 feet along said curve through a central angle of 8°20'01" and South 60°04'58" East 81.40 feet to the most Southerly corner of Lot 1 of said Tract No. 5361, said corner being also the most Westerly corner of Lot B as shown on the Map filed in Book 16, Page 10 of Parcel Maps in the office of said County Recorder; thence along the Southwesterly line of said Lot B and the Southwesterly line of Lot A as shown on said Parcel Map, the following courses: continuing South 60°04'58" East 20.69 feet and South 25°14'00" East 320.72 feet to the most Southerly corner of said last above mentioned Lot A, said corner being on the Northwesterly line of Lot K of Tract No. 4003 as shown on the Map recorded in Book 188, Pages 13 through 19 of Miscellaneous Maps in the office of said County Recorder; thence along said Northwesterly line the following courses: South 64°46'00" West 12.00 feet, South 25°14'00" East 17.00 feet and South 64°46'00" West 58.00 feet to a line parallel with and Southwesterly 70.00 feet from said last above mentioned Southwesterly line said parallel line being also the Northeasterly pierhead line of that certain private channel shown on said Map of Tract No. 5361; thence along said Northeasterly line and the Northerly pierhead line of said private channel, the following courses: North 25°14'00" West 307.66 feet to the beginning of a non-tangent curve concave Southerly having a radius of 1700.00 feet, said curve being concave with and Southerly 103.00 feet from that certain curve described above as being concave Southerly and having a radius of 1803.00 feet, a radial line to said curve bears North 7°16'26" East, Westerly 295.68 feet along said curve through a central angle of 9°57'55" to a line parallel with and Southerly 103.00 feet from said course described above as "North 87°18'31" East 630.76 feet" and South 87°18'31" West 630.76 feet along said last above mentioned parallel line to a line which bears South 2°41'29" East from the true point of beginning; thence North 2°41'29" West 103.00 feet along said line to the true point of beginning.

## **Deed Exhibit 2**

**RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:**

PALMIERI, TYLER, WIENER,  
WILHELM & WALDRON LLP (JW)  
2603 Main Street, East Tower Suite 1300  
Irvine, California 92614

Recorded in Official Records, Orange County  
Tom Daly, Clerk-Recorder

9.00  
2006000505896 01:13pm 07/28/06  
115 42 D10 2  
0.00 0.00 0.00 0.00 3.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MAIL TAX STATEMENTS TO:**

RUSSELL E. FLUTER, TTEE  
2025 W. Balboa Blvd.  
Newport Beach, CA 92660

**TRANSFER TO REVOCABLE GRANTOR TRUST  
R & T 11930**

DOCUMENTARY TRANSFER TAX \$ 0  
— Computed on the consideration or value of property conveyed; OR  
— Computed on the consideration or value less liens or encumbrances remaining at time of sale.

A.P. No. 050-451-59

*James E. Wilhelm*  
Signature of Declarant or Agent determining tax  
JAMES E. WILHELM of PALMIERI, TYLER, WIENER,  
WILHELM & WALDRON LLP

**QUITCLAIM DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, RUSSELL E. FLUTER, a married man as his sole and separate property, does hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to RUSSELL E. FLUTER, as Trustee of The Russell E. Fluter Trust established June 23, 2006, by RUSSELL E. FLUTER, as Trustor, the real property in the City of Newport Beach, County of Orange, State of California, described as follows:

That portion of Lot 2 of Tract 5361, as per Map filed in Book 190, Pages 47 and 48, of Miscellaneous Maps, lying within Parcel 5 of Parcel Map No. 93-206, in the City of Newport Beach, County of Orange, State of California, as per map filed in Book 289, Pages 1 to 7, inclusive of Parcel Maps, records of said Orange County.

AKA: 251 E. Coast Highway, Newport Beach, CA

Dated: June 23, 2006

*Russell E. Fluter*  
RUSSELL E. FLUTER

**Notary Acknowledgement Attached  
MAIL TAX STATEMENTS AS INDICATED ABOVE**

**ACKNOWLEDGMENT**

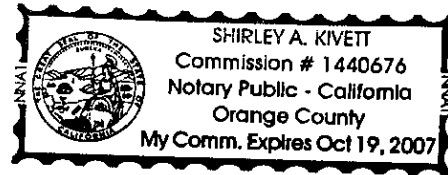
State of California  
County of Orange

On June 23, 2006, before me, SHIRLEY A. KIVETT, Notary Public,  
(insert name and title of the officer)

Notary Public, personally appeared RUSSELL E. FLUTER, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Shirley A. Kivett*



(Seal)



## **Deed Exhibit 3**

**RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:**

PALMIERI, TYLER, WIENER,  
WILHELM & WALDRON LLP (JW)  
2603 Main Street, East Tower Suite 1300  
Irvine, California 92614

Recorded in Official Records, Orange County  
Tom Daly, Clerk-Recorder

18.00

2010000123788 9:06 am 03/16/10

90 417 Q01 5

0.00 0.00 0.00 0.00 12.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MAIL TAX STATEMENTS TO:**

RUSSELL E. FLUTER, TTEE  
2025 W. Balboa Blvd.  
Newport Beach, CA 92660

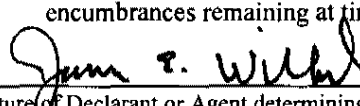
**TRANSFER TO REVOCABLE GRANTOR TRUST  
R & T 11930**

DOCUMENTARY TRANSFER TAX \$ 0

— Computed on the consideration or value of property conveyed; OR

— Computed on the consideration or value less liens or encumbrances remaining at time of sale.

A.P. No. 050-451-56



Signature of Declarant or Agent determining tax  
JAMES E. WILHELM of PALMIERI, TYLER, WIENER,  
WILHELM & WALDRON LLP

IT  
SP  
J

**QUITCLAIM DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, RUSSELL E. FLUTER, a married man as his sole and separate property, does hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to RUSSELL E. FLUTER, as Trustee of The Russell E. Fluter Separate Property Trust established June 23, 2006, by RUSSELL E. FLUTER, as Trustor, the real property in the City of Newport Beach, County of Orange, State of California, described as follows:

See legal description attached hereto as Exhibit "A" and Exhibit "B" and made a part hereof.

AKA: 251 E. Coast Highway, Newport Beach, CA

Dated: June 23, 2006

  
\_\_\_\_\_  
RUSSELL E. FLUTER

**Notary Acknowledgement Attached  
MAIL TAX STATEMENTS AS INDICATED ABOVE**

## EXHIBIT "A"

### PARCEL 1:

Lot 1 of Tract No. 5361, in the City of Newport Beach, County of Orange, State of California, as shown on a map filed in Book 190, Pages 47 and 48 of Miscellaneous Maps, in the office of the County Recorder of said Orange County.

EXCEPT THEREFROM that portion of said land included within the land described as Parcel 70046-1 of that certain final Decree of Condemnation in Case No. 30-50-27 in the Superior Court for the State of California, County of Orange, a certified copy of which having been recorded October 2, 1981 in Book 14242 Page 1773 of Official Records.

RESERVING THEREFROM a nonexclusive easement for vehicular and pedestrian access, ingress and egress and parking of motor vehicles, motorcycles and bicycles as provide for, and subject to the conditions and limitations set forth in that certain Amended and Restated Reciprocal Grant of Easements and Declaration of Covenants, Conditions and Restrictions dated as of September 15, 1993 and recorded on December 14, 1993 as Instrument No. 93-0869474 of Official Records.

### PARCEL 2:

A temporary nonexclusive easement for the existing encroachment of the building located on Parcel 1 described above onto certain adjacent property; provided that such encroachment easement shall not extend beyond the area presently occupied by such building and shall exist only during the time that such building is located upon Parcel 1. Upon removal or replacement of such building, the easement shall terminate and be of no further force or effect.

The adjacent property referred to above is more particularly described as follows:

That portion of Lot 2, Tract No. 5361, in the City of Newport Beach, County of Orange, State of California, as shown on map filed in Book 190, Pages 47 and 48 of Miscellaneous Maps in the Office of the County Recorder of said County, described as follows:

Beginning at the Southeast corner of said Lot 2; thence North 1° 58' 11" East 50.59 feet along the Easterly line of said Lot 2; thence North 85° 17' 50" West 20.67 feet; thence South 4° 42' 10" West 51.79 feet to the Southerly line of said Lot 2, said Southerly line being a non-tangent curve concave Southerly having a radius of 1,803.00 feet, and a radial line to said curve bears North 1° 14' 07" East; thence Easterly 23.11 feet along said curve and said Southerly line through a central angle of 0° 44' 04" to the Point of Beginning.

PARCEL 3:

Nonexclusive easements for vehicular and pedestrian access, ingress and egress and parking of motor vehicles, motorcycles and bicycles as provided for, and subject to the conditions and limitations set forth in that certain Amended and Restated Reciprocal Grant of Easements and Declaration of Covenants, Conditions and Restrictions dated as of September 15, 1993 and recorded on December 14, 1993 as Instrument No. 93-0869474 of Official Records.

PARCEL 4:

A temporary nonexclusive easement for the existing encroachment of a wood deck extending from the building located on Parcel 1 described above over certain adjacent property; provided that such encroachment easement shall not extend beyond the area presently occupied by such wood deck and shall exist only during the time that the building and deck are located on Parcel 1. Upon removal or replacement of such deck, the easement shall terminate and be of no further force or effect.

The adjacent property referred to above is more particularly described as follows:

That portion of Block 54 of the Irvine Subdivision, in the City of Newport Beach, County of Orange, State of California, as shown on the map filed in Book 1, Page 88 of Miscellaneous Maps, in the office of the County Recorder of said Orange County described as follows:

Beginning at the Easterly terminus of that certain non-tangent curve Southerly having a radius of 1,803.00 feet and a length of 115.56 feet located on the Southerly boundary of Lot 1, of Tract No. 5361, as per Map recorded in Book 190, Pages 47 and 48 of Miscellaneous Maps, in the office of the County Recorder of Orange County, thence from said Easterly terminus South 1° 58' 11" West 2.0 feet, thence West to the most Southwesterly corner of said Lot 1, thence East along the Southerly boundary line of said Lot 1, to the Point of Beginning.

PARCEL 5:

A nonexclusive easement over and across the Channel Parcel (as defined in Exhibit B to Quitclaim Deed) as is reasonably necessary for the installation, emplacement, repair, replacement operation and maintenance of the Bulkhead, together with all systems, tie rods, concrete panels, roadfills, tie-back anchor blocks, railing and any other components of the Bulkhead or relating thereto, together with the right to enter upon the Channel Parcel in connection therewith, provide that Grantee and its successor and assigns use best efforts not to interfere with the operations then carried out upon the Channel Parcel.

## EXHIBIT "B"

### (Legal Description of Channel Parcel)

That portion of Block 54 of Irvine's subdivision in the City of Newport Beach, County of Orange, State of California, as shown on the Map recorded in Book 1, Page 88 of Miscellaneous Record Maps in the office of the County Recorder of said County, together with that portion of Sections 26 and 27, Township 6 South, Range 10 West, San Bernardino Meridian, described as follows:

Commencing at the southeast corner of Lot A of Tract No. 5361 as shown on the Map recorded in Book 190, Pages 47 and 48 of Miscellaneous Maps in the office of said County Recorder; thence South 87°18'31" West 200.00 feet along the Southerly line of said Lot A to the true point of beginning; thence along the Southerly and Southwesterly lines of said Tract No. 5361, the following courses: North 87°18'31" East 630.76 feet to the beginning of a tangent curve concave Southerly having a radius of 1803.00 feet, Easterly 262.24 feet along said curve through a central angle of 8°20'01" and South 60°04'58" East 81.40 feet to the most Southerly corner of Lot 1 of said Tract No. 5361, said corner being also the most Westerly corner of Lot B as shown on the Map filed in Book 16, Page 10 of Parcel Maps in the office of said County Recorder; thence along the Southwesterly line of said Lot B and the Southwesterly line of Lot A as shown on said Parcel Map, the following courses: continuing South 60°04'58" East 20.69 feet and South 25°14'00" East 320.72 feet to the most Southerly corner of said last above mentioned Lot A, said corner being on the Northwesterly line of Lot K of Tract No. 4003 as shown on the Map recorded in Book 188, Pages 13 through 19 of Miscellaneous Maps in the office of said County Recorder; thence along said Northwesterly line the following courses: South 64°46'00" West 12.00 feet, South 25°14'00" East 17.00 feet and South 64°46'00" West 58.00 feet to a line parallel with and Southwesterly 70.00 feet from said last above mentioned Southwesterly line said parallel line being also the Northeasterly pierhead line of that certain private channel shown on said Map of Tract No. 5361; thence along said Northeasterly line and the Northerly pierhead line of said private channel the following courses: North 25°14'00" West 307.66 feet to the beginning of a non-tangent curve concave Southerly having a radius of 1700.00 feet, said curve being concentric with and Southerly 103.00 feet from that certain curve described above as being concave Southerly and having a radius of 1803.00 feet, a radial line to said curve bears North 7°16'26" East, Westerly 295.68 feet along said curve through a central angle of 9°57'55" to a line parallel with and Southerly 103.00 feet from said course described above as "North 87°18'31" East 630.76 feet" and South 87°18'31" West 630.76 feet along said last above mentioned parallel line to a line which bears South 2°41'29" East from the true point of beginning; thence North 2°41'29" West 103.00 feet along said line to the true point of beginning.

**ACKNOWLEDGMENT**

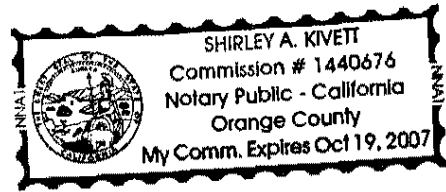
State of California  
County of Orange

On June 23, 2006, before me, SHIRLEY A. KIVETT, Notary Public  
(insert name and title of the officer)

Notary Public, personally appeared RUSSELL E. FLUTER, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that ~~he~~she/they executed the same in ~~his~~her/their authorized capacity(ies), and that by ~~his~~her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Shirley A. Kivett*



(Seal)

**APPENDIX I**  
**PREVIOUS ENVIRONMENTAL STUDIES**



# CITY OF NEWPORT BEACH

3300 Newport Boulevard - P.O. Box 1768  
Newport Beach, CA 92658-8915  
(949) 644-3200

## MITIGATED NEGATIVE DECLARATION

To:

Office of Planning and Research  
P.O. BOX 3044  
Sacramento, CA 95812-3044

County Clerk, County of Orange  
Public Services Division  
P.O. Box 238  
Santa Ana, CA 92702

From: City of Newport Beach  
Planning Department  
3300 Newport Boulevard - P.O. Box 1768  
Newport Beach, CA 92658-8915  
(Orange County)

---

Date received for filing at OPR/County Clerk:

*Public review period:*

<i>Name of Project:</i>	<b>Balboa Marina Dock Replacement (Permit Application # 2171-2004)</b>
<i>Project Location:</i>	<b>201 E. Coast Highway</b>
<i>Project Description:</i>	The Balboa Marina reconstruction project proposes to replace an existing 132 slip, 27,550-SF dock with a 23,783-SF dock to accommodate 101 slips ranging in size from 25 to 58 feet in length. The existing dock was constructed in 1964 and is reaching the end of its useful life. The proposed floating dock would be constructed of concrete and consist of 5- to 6-foot-wide slip fingers and an 8-foot-wide walkway. Dredging will be required within the project boundary, which includes the adjacent channel, to a depth of 8-10 feet. The reconstruction will include the installation of new lighting, electrical power connections, water supply lines, communication hook-ups, a pump-out station, and fire fighting facilities. The marina redesign is based on current California Department of Boating and Waterways design criteria and Americans with Disabilities Act access requirements. The design also incorporates accommodation for on-site mitigation of impacts to Eelgrass associated with the reconstruction.

**Finding:** Pursuant to the provisions of City Council K-3 pertaining to procedures and guidelines to implement the California Environmental Quality Act, the City of Newport Beach has evaluated the proposed project and determined that the proposed project would not have a significant effect on the environment.

A copy of the Initial Study containing the analysis supporting this finding is  attached  on file at the Planning Department. The Initial Study may include mitigation measures that would eliminate or reduce potential environmental impacts. This document will be considered by the decision-maker(s) prior to final action on the proposed project. If a public hearing will be held to consider this project, a notice of the time and location is attached.

Additional plans, studies and/or exhibits relating to the proposed project may be available for public review. If you would like to examine these materials, you are invited to contact the undersigned.

If you wish to appeal the appropriateness or adequacy of this document, your comments should be submitted in writing prior to the close of the public review period. Your comments should specifically identify what environmental impacts you believe would result from the project, why they are significant, and what changes or mitigation measures you believe should be adopted to eliminate or reduce these impacts. There is no fee for this appeal. If a public hearing will be held, you are also invited to attend and testify as to the appropriateness of this document.

If you have any questions or would like further information, please contact the undersigned at (949) 644-3200.

James Campbell, Senior Planner

Date



# Environmental Checklist

## For CEQA Compliance

---

1. Project Title: Balboa Marina Dock Replacement  
Permit Application #2171-2004
2. Lead Agency Name/Address: City of Newport Beach  
Planning Department  
3300 Newport Boulevard  
Newport Beach, California 92658-8915
3. Lead Agency Contact Person: James Campbell, Senior Planner  
(949) 644-3210
4. Project Location: 201 East Coast Highway  
Newport Beach, California
5. Project Sponsor Name/Address: The Irvine Investment Properties Group  
550 Newport Center Drive  
Newport Beach, California 92660
6. General Plan & Local Coastal Program Land Use Plan Designation: Recreational Marine Commercial
7. Zoning: Water (not applicable)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Balboa Marina is located in the northern portion of Lower Newport Bay in the City of Newport Beach, California. Lower Newport Bay is an 800-acre small boat harbor containing concrete bulkheads and floating docks. The project site is surrounded by commercial uses and East Coast Highway to the north, residential development to the south (Linda Isle), office/commercial uses to the east and the channel of the bay to the west. Land uses in Lower Newport Bay primarily support recreational services and tourism. Commercial areas immediately adjacent to the marina to the north and east consist of parking lots, restaurants, and small office buildings.

The project boundary of the Balboa marina reconstruction project involves two water surface parcels, the marina itself and the adjacent navigable channel. The reconstruction will be accomplished in phases. The removal of the existing dock system and guide piles will occur first, followed by dredging of accumulated sediment in both the marina and the adjacent channel, and finally the installation of new guide piles and assembly of the updated dock system and support infrastructure. The reconstruction will take approximately six months to complete.

The marina parcel consists of approximately 119,405-SF of water surface area. The proposed project would replace an existing 132 slip 27,550-SF dock within the 119,405-SF marina parcel with a 23,783-SF dock to accommodate 101 boat slips, resulting in a loss of 31 boat slips. The new dock system reconfiguration complies with California Department of Boating and Waterways design criteria, Americans with Disabilities Act (ADA) access standards, and the City of Newport Beach Harbor Permit Policy (Council Policy H-1). The resulting 101-slip layout for the marina displaces the minimum number of slips and will accommodate boats ranging in size from 25 feet to 58 feet in length, and is generally consistent with the current slip mix at the marina, which accommodates boats ranging from 25 feet to 55 feet in length.

The dock would be constructed of concrete and consist of 5- to 6-foot-wide slip fingers and an 8-foot-wide walkway. Other improvements would include the installation of new lighting, electrical power connections, water supply lines, communication hook ups, a pump-out station, and fire fighting facilities.

As stated above, reconstruction of the marina would be implemented in a continuous timeframe, but executed in three phases: removal of the existing dock and pile system, dredging, and installation of the new pile and dock system. These phases are expected to be completed within six months of project commencement.

The new dock system will be supported by 64 sixteen-inch diameter concrete piles, three fewer than those supporting the existing dock system at the marina. The impact to the soft bottom habitat and shade and shadow impact from the floating dock system itself are both reduced with the redesign of the marina.

Loss of Eelgrass associated with the reconstruction of the marina due to dredging of accumulated sediment, including dredging of the channel parcel, will be mitigated on-site.

9. Surrounding Land Uses and Setting: (Briefly describe the project’s surroundings.)

Current Development	Existing 132-boat slip Marina with associated facilities
To the North	Pacific Coast Highway, Ristorante Mamma Gina, Yacht Sales Office, parking lot
To the East	Bayside Drive, 3 Thirty 3 Restaurant, office building, parking lot
To the South	Marina channel and Linda Isle private boat slips and residential development
To the West	Nautical Museum (existing use being relocated) and Newport Harbor

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

- Federal: Army Corps of Engineers (Section 404 Permit)  
United States Coast Guard
- State: California Department of Fish and Game  
California Coastal Commission (Coastal Development Permit)  
Regional Water Quality Control Board (Section 401 Certification)
- Local: City of Newport Beach  
Dredging Permit – Harbor Resources Division  
Building Permit – Building Department

**Environmental Factors Potentially Affected:**

The environmental factors checked below would be potentially affected by that project, involving at least one impact that is a “Potentially Significant Impact” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

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

**Environmental Determination (to be completed by the Lead Agency)**

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
James Campbell, Senior Planner

\_\_\_\_\_  
Date

## Evaluation of Environmental Impacts:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analysis,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significance

# 1. Project Description

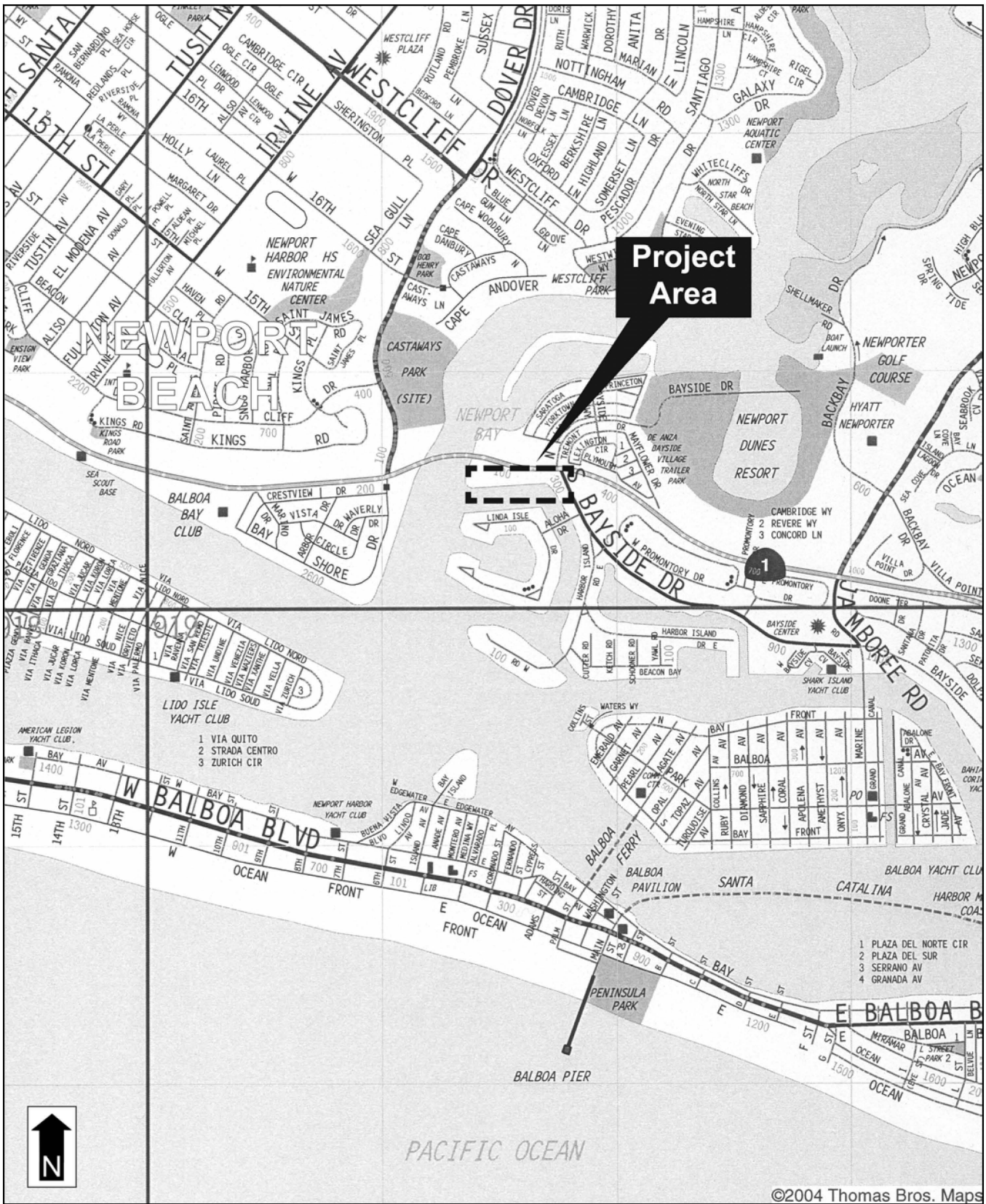
## 1.1 Project Location/Existing Conditions

Balboa Marina is located in the northern portion of Lower Newport Bay in the City of Newport Beach, California, as shown on Exhibit 1 – Regional Location Map. The entire Newport Bay is 1,600 acres in size, with Lower Newport Bay being 800 acres in size, with approximately 750 acres of open water. Lower Newport Bay serves as a small boat harbor containing concrete bulkheads and floating docks accommodating 2,109 boat slips. As such, Newport Harbor is one of the largest small boat harbors on the West Coast. The adjacent land area is developed with residential and commercial uses in addition to marinas. The project site is surrounded by commercial uses and East Coast Highway to the north, residential development to the south (Linda Isle), office/ commercial uses to the east and the channel of the bay to the west. Land uses in Lower Newport Bay primarily support recreational services and tourism. The commercial areas to the north and northeast consist of parking lots, restaurants (Ristorante Mamma Gina and the 3 Thirty 3 Restaurant), and small office buildings. Linda Isle to the south of the marina is a man-made residential island containing private residential docks around the perimeter of the island. A nautical museum is located on a large “river-boat” moored immediately to the west of the marina. See Exhibit 2 – Project Vicinity Map, which depicts the Balboa Marina and surrounding area.

Currently, Balboa Marina is comprised of an existing 27,550 square foot floating dock (119,405 square feet of water area) that contains 132 boat slips ranging from 25 to 55 feet in length. This figure includes end ties at each existing dock finger. The existing dock is configured to berth the majority of the boats parallel to the shore and is held in place by 67 concrete guide piles as shown on Exhibit 3 – Existing Site Plan. The existing dock was built in 1964 and is reaching the end of its useful life. The marina reconstruction will improve safety and aesthetics, as well as being redesigned to comply with the California Department of Boating and Waterways design criteria, Americans with Disabilities Act (ADA) access standards, and the City of Newport Beach Harbor Permit Policy (Council Policy H-1) which contains general provisions for the City’s permitting procedure and related standards for docks and piers.

## 1.2 Project Description

The Balboa Marina reconstruction project proposes the replacement of an existing dock system with a new 23,783-square-foot dock to accommodate 101 slips for boats ranging from 25 to 58 feet in length as shown on Exhibit 4 – Proposed Site Plan. The new dock would be approximately 13% (3,767 square feet) smaller than the existing dock, and would result in an increase of .086 acre of open water in the marina. The proposed dock configuration would result in the need for three fewer guide piles than are currently in place. The proposed floating dock would be constructed of concrete and consist of 5- to 6-foot-wide slip fingers and an 8-foot-wide walkway. Other components of the reconstruction include the installation of new lighting, electrical power connections, water supply lines, communication hook ups, a pump-out facility, and fire fighting facilities. The new lighting will be under the hand rails to light the docks and walkways. The pump-out station will represent a new addition to the marina, allowing boat owners to pump wastewater from boat holding tanks for appropriate disposal, rather than in-water disposal. Utilization of the pump-out station will enhance water quality in the marina and the harbor and bring the marina into compliance with the City of Newport Beach Harbor Design Criteria. Existing conduits and utility materials will be retained.



**Exhibit 2 – Project Vicinity Map**

The reconstructed marina dock system would contain berths situated parallel to the shore and existing bulkhead. The 8-foot-wide walkway would be parallel to the bulkhead, except in front of Ristorante Mamma Gina where the distance would be 25 to 28 feet from the bulkhead line.

When the marina reconstruction was first proposed, the original plan called for a rebuilt marina with 49 slips – a reduction of 83 boat slips from the existing marina. Technical reports were prepared related to air quality, noise, biological resources impacts, and soils and geological impacts. These reports formed the basis of environmental analysis in those areas based on the 49-slip configuration. However, the marina has been redesigned to accommodate 101 boat slips, a reduction of 31 slips from the existing 132. The reconstruction will occur within the same footprint as the proposed 49 slip or the existing 132 slip configuration. Subsequent letter reports have been submitted by the consultants re-evaluating impacts based on the 101-slip configuration. These reports and their conclusions have been included in this analysis and are made part of the original reports found in the Appendices section of this document. The reconfigured marina will result in reduced impacts related to impervious surface coverage (shade & shadow) and number of new piles required for dock support than either the existing slip layout or the 49 slip layout originally considered. Dredging amounts will be less than the originally considered 49-slip configuration and dredge spoils will be transported by barge to a federally approved offsite disposal site (LA-3).

Also, the new 101-slip dock layout incorporates accommodation for on-site mitigation of eelgrass impacts associated with marina reconstruction. The 101 slip design provides a range of slip sizes in keeping with the existing slip lengths and berth configuration found at the Balboa Marina. Therefore, the design displaces the minimum amount of slips while complying with current Boating and Waterways design criteria and ADA standards.

Boats currently docked at Balboa Marina will be displaced during the demolition and construction activity. Consideration will be made for those boats that may be displaced in connection with the reconstruction of the marina. The reconstruction project is intended to begin within one year of securing the Coastal Development Permit. It is anticipated, based upon this schedule, that there will be a loss of slip tenants in the Marina based upon normal turnover rates found in Newport Harbor. According to the “Market Trends and Issues In the Changing Newport Harbor Marina Environment” report by James “J” Mills (California Recreation Company) dated February 17, 2006, and attached as Appendix A, there is a normal attrition of 15% per year within Newport Harbor. Therefore, it can be anticipated that there will be 19 fewer lessees occupying slips in Balboa Marina at the time construction is commenced. The slips vacated by this turnover, or for any other reason, will not be backfilled in anticipation of the reconstruction project. Prior to construction, for slips still occupied which need to be relocated, lessees will be offered vacant slips in other California Recreation Company marinas in Newport Harbor or will be offered re-location assistance.

### **1.3 Project Construction**

The reconstruction of the marina would be implemented in a continuous time frame, but executed in three phases: removal of the existing dock, dredging, and installation of the new dock. These activities are expected to be completed within six months of project commencement. Taking into consideration that the Least Tern nesting season is from April 1 to September 30 as discussed in Section 4.4 – Biological Resources, an on-site biologist will determine if construction activities will be required to cease which may delay project completion. During construction, the western portion of the adjacent parking lot which serves the marina would be used as a construction staging area. The Newport Nautical Museum owns and has used the former Reuben E. Lee restaurant (riverboat) located at the westerly terminus of the Balboa Marina parking lot for approximately eight years. However, the reconstruction activities for the Balboa Marina will not affect the

Nautical Museum since it is relocating to a new site in the Fun Zone area of the Newport Peninsula. Once the Nautical Museum is relocated, the riverboat will be removed.

The first phase, removal of the existing dock and guide piles, would be accomplished by vibratory extraction equipment mounted to a crane operating from a barge and moored to the existing piles. The second phase would begin upon complete removal of the existing dock and guide piles, at which time the marina area and the channel would be dredged to a depth of -8 feet to -10 feet below mean lower low water (-10 MLLW) as shown on Exhibit 6 – – Balboa Marina Dredge Plan. A clam-shell dredge barge and a hopper barge would be used to remove 1 to 8 feet of material depending on the contours of the mud line. Approximately 36,000 cubic yards of material would be transported by barge to a location designated for sediment disposal. The anticipated disposal site for this project is “LA-3” Ocean Dredged Material Disposal Site (ODMDS), which is located approximately four miles south of Newport Bay Harbor. It is anticipated that one barge trip per day will be required, six days per week for approximately 16 weeks during the dredging phase of the project in order to dispose of the sediment. To reduce the impact on the surrounding water clarity, silt curtains will be incorporated into the each phase of the reconstruction when disturbance of bottom sediments is involved.

The last phase would include the placement of a new prefabricated dock at the Marina. The new dock structure will require placement of 64 guide piles. The piles will be placed using impact pile driving techniques. Noise and vibration impacts from this activity are further analyzed in Section 4.11 – Noise. The removal and construction of the dock facilities will include the use of a crane barge, an acoustically shrouded impact hammer, generators, and a small work boat, in addition to the clam-shell dredge barge and hopper barge for the dredging operation. At the conclusion of the pile driving, the prefabricated dock sections will be assembled in the staging area of the parking lot and lifted into place with a crane.

#### **1.4 Slip Reduction Impact Assessment**

The issue of boat slip size and the market forces that dictate marina operators’ responses have fostered various reports, studies and analyses documenting the historic needs and the current trends for boating facilities. It should be noted that Newport Harbor has a very low vacancy rate in all slip size categories. Many factors contribute to this fact. As previously stated, Newport Harbor is one of the West Coast’s largest small boat harbors which happens to be located in one of the most prosperous and densely populated regions of southern California. Also, the large protected water area, relative to other small boat harbors in southern California, is attractive to many boaters, thereby contributing to the demand for boat slips in all size ranges. However, it is also a fact that the amount of time that one can expect to wait for a boat slip in Newport Harbor is significantly longer for the larger sizes particularly beyond 40’ feet in length.

Following is information from the James Mills report related to Newport Harbor.

*Market Trends and Issues in the Changing Newport Harbor Marina Environment* (February 17, 2006) by James Mills, California Recreation Company (CRC)

This report summarizes the findings of the *California Boating Facilities Needs Assessment*, but focuses specifically on a background and needs assessment for Newport Harbor, as reflected in the Newport Harbor Slip Size/Wait List Analysis dated February 15, 2006 by CRC. According to CRC, the current median slip size in Newport Harbor is 34 feet. However, the Wait List in the analysis shows that the market demand today has shifted upward and is most pronounced in the 40+ foot range. At the current turnover rate of approximately 15% per year, the latest applicant on the 41- to 50-foot wait list can expect a 13- to 14-year wait for a slip, whereas vessels smaller than 40 feet can expect a wait of 1 to 2 years. The conclusion in the report is that smaller vessels have more options for storage such as dry



storage and trailering. Vessels over 35 feet in length have few, if any, alternatives to wet storage, and the larger the vessel, the fewer the options. Based on the current status of slip usage in Newport Harbor as identified in this report, the proposed project will help address the need for slips in the 40+ foot range.

In addition to the study cited above for Newport Harbor, the following information has been taken from the sources listed below.

*The Role of the “Small Boat” in Southern California Recreational Harbors* (March 2006) prepared by The Corrough Consulting Group for Vintage Marina Partners.

John Corrough of The Corrough Consulting Group has prepared a report regarding the general topic of slip loss that may occur when aging marinas are redeveloped. The report, dated March 2006, includes the following information and conclusions, which are useful when reviewing the Balboa Marina project. The report is included herein as Appendix B.

1. Most marinas were already built or committed to be built by the mid-1960s. However, rapidly evolving boat manufacturing technologies created larger, affordable vessels beginning in the mid-1960s, resulting in an increased demand for larger vessels that could only be stored in the water.
2. Beginning in the mid-1960s, the number of dry storage areas and public launch ramps greatly increased, lowering the cost of boating to persons of ordinary means.
3. Boat design has changed since the mid-1960s to increase the “beam” or width of the boat; therefore, many older small slips will not accommodate modern boats.
4. At the present time, trailerable or dry storage vessels comprise 9 out of every 10 registered recreational vessels in California.
5. Dry storage is greatly increasing in volume due to the cost savings (36% to 50% of in-water cost). This means that more people of ordinary means can afford boats.
6. In addition to manufacturing and storage changes, new marina construction guidelines and standards – when applied to the reconstruction of an older marina – will cause loss of slips even if no other factors are present.
7. These trends are expected to continue indefinitely.
8. Industry experts and the California Department of Boating and Waterways concur in the above summary points and have published studies in support of these conclusions.

*California Boating Facilities Needs Assessment* (October 15, 2002) prepared by the California Department of Boating and Waterways (CDBW)

This Assessment analyzed facilities throughout California, including inland bodies of water where recreational boating facilities are available. The study finds that compared to the number of boaters in the South Coast Region, which includes Newport Harbor, this region accounts for only 13 percent of the total number of facilities statewide. However, like the San Francisco Region, when there are slip vacancies, they are for berths under 39 feet in length. Facility needs identified in the South Coast Region included better waste pump-out, launching capacity, dock and ramp repairs, parking capacity, and larger boat slips. Of these five identified needs, the proposed project meets four – better waste pump-out by including a pump-out station in the proposed project, parking capacity that is adequate and will be improved with the slip number reduction, dock and ramp repairs, and provision for larger boat slips. Additional facts noted in the Assessment include:

- The vast majority of existing boats are less than 16 feet in length. Recent trends show little growth in the number of small outboard boats and little growth in the number of small cruisers, the two types of boats for which most existing boating facilities were designed due to their popularity in the 1960s, 1970s, and 1980s.
- While total boat ownership is continuing to increase significantly, boat ownership per capita is declining and major shifts in boat sizes are under way.
- In every region of the state, small boats dominate the mix of types. The typical (median) boat in California is only 16 feet long.
- Since the 1990s, there has been a proliferation of personal watercraft and strong growth in the number of larger trailer-based boats and cruising boats.
- Since 1994, the number of large trailerable boats (20 to 25 feet) increased 29 percent, accelerating after 1997. The core of the traditional marina market, boats 26 to 40 feet, recovered from a 3 percent decline between 1994 and 1997 to grow 7 percent between 1997 and 2000. Boats over 40 feet, though few in number, have reversed their mid-decade decline to grow by several hundred a year between 1997 and 2000.
- Boats less than 26 feet are most commonly stored on trailers on their owner's property, whereas most boats 26 feet or longer are kept in the water at boating facilities. Only 8 percent of boats under 26 feet are stored in the water, and 76.5 percent are stored on trailers. For boats over 26 feet, 14.5 percent are stored on trailers and 84.2 percent stored in the water.

These facts indicate that, while small boats are still a factor, small boat owners tend to use dry storage or trailers for boats instead of in-water berths.

The question in the CDBW survey regarding open slip vacancies resulted in responses from 155 facilities. The majority of vacancies – just over 50 percent - are in slips under 26 feet in length. Approximately 30 percent report vacancies in the 26 feet to 39 feet range, but much fewer – approximately 16 percent – had vacancies in larger slip sizes ranging from 40 to over 65 feet.

The Assessment concluded that one of the key trends with implications for California's boating facilities was that increasing numbers of larger boats point towards a need to reconfigure many older marinas, reducing the number of small berths and increasing larger berths.

#### *Dana Point Marina Company Rate Survey (November, 2004)*

Dana Point East is one of two large marina facilities located in Dana Point Harbor. With 1,437 slips, Dana Point East is one of the largest single marinas on the west coast. The average occupancy for the past ten years has been 95.9% with all vacancies in slips 26 feet or less. Currently there are 943 wait list applications for 1,437 available slips. The number of applications for slip sizes 43 feet and greater is more than double the number of available slips.

#### *California Coastal Commission Staff Report – Marina del Rey Periodic LCP Review (May 25, 2005)*

In its evaluation of the implementation of the certified LCP for Marina del Rey, this staff report makes several key findings related to recreational boating facilities and trends. The report states that current estimates indicated that boat ownership in California will grow at a rate between 1.4% and 2.5% per year between 2000 and 2020. Since 1996, the Coastal Commission approved three separate Marina del Rey boat dock renovation projects that involved replacement and reconfiguration of existing dock systems. These projects resulted in a reduction in the overall number of boat slips from 4,626 to approximately 4,178. This reconfiguration and redistribution resulted from smaller slips being replaced by lar-

ger slips. These three projects are discussed below in greater detail. Coastal Commission staff noted that, although the largest growth in boat ownership is expected to be in the smaller boat category (less than 26 feet), the greatest demand is for slips larger than 26 feet, and the rate of increase in demand is also highest for larger slips. The year 2000 survey for the Marina showed the average overall slip vacancy for all slips is approximately 9%. The vacancy rate for boat slips less than 36 feet was approximately 10%, between 18 and 25 feet was 12%, and between 36 and 50 feet was 2%. This regional and statewide trend is due to the fact that California's boats under 26 feet are most commonly stored on trailers on their owner's property. The staff report also recognizes that "Regionally, since the early 1990's, marinas have been reconfiguring their slip sizes and slip distribution to favor larger boats – boats 36 feet and larger – because of the decrease in demand for small boat slips and the increase in demand for larger slips. The redesign of existing marinas also results in the loss of slips due to current design standards."

### **Additional Coastal Commission Staff Report Analysis**

#### *Portofino Hotel Partners, LP (Application 5-05-245) - Redondo Beach*

This application requested the reconstruction of an existing marina reducing the number of slips from 232 to 179. Staff analysis included discussion of coordination with the California Department of Fish and Game for use of best management practices to protect water quality and the need for newly constructed facilities to comply with current engineering and safety standards, as well as ADA requirements and Department of Boating and Waterways criteria. This compliance would, in and of itself, reduce the number of slips in a newly constructed facility. The report also recognizes the growing trend for larger slips.

#### *Panay Way Marina, LP (Application 5-02-303) – Marina del Rey*

This application requested the reconstruction of an existing marina reducing the number of slips from 157 to 149. Slip loss was the result of ADA access requirements, California Department of Boating and Waterways slip width criteria, and the installation of a new pump-out station. The staff report recognizes that marinas had been increasing berth sizes to accommodate the wider power boat widths in order to provide the greatest flexibility for berthing of recreational boats.

#### *Marina Two Holding Partnership (Application 5-01-143) – Marina del Rey*

This application requested the reconstruction of an existing marina reducing the number of slips from 717 to 439. The reconfiguration eliminates all slips in the 18- to 25-foot range, and 103 slips in the 26- to 35-foot range. It increases larger slips by 64 in the 36- to 50-foot range and 18 in the 51-foot or greater size. Staff once again noted the need to construct the facility using current development standards in addition to the general increase in berth size due to wider boat widths. The Coastal Commission conditioned the project to provide at least 25% of slips in the 25-foot or less size. The final configuration, as shown in the table below, provides 114 slips in the 18- to 25-foot range. The final design allows for a total of 441 slips, with 12 end ties that are not included in the total. The *Marina del Rey – Boat Slip Sizing and Pricing Study*, April 20, 2001, was cited as indicating the demand for smaller slips declining locally and regionally. It states that vacancies are generally higher for boat slips under 35 feet than for boat slips 36 feet and longer.

*Marina Pacific Associates (Application 5-01-19) – Marina del Rey*

This application requested the reconstruction of an existing marina, reducing the number of slips from 590 to 319. The reconfiguration reduces slips in the 18- to 25-foot range from 322 to 137; slips in the 26-to 35-foot range from 214 to 39; slips in the 36- to 50-foot range from 63 to 59, and increases slips in the 51 foot or greater range from 6 to 84. Staff again recognized slip loss due to current design standards, the general trend towards wider slips, and the *Marina del Rey – Boat Slip Sizing and Pricing Study*.

*Vintage Marina (Application – Major Amendment 1-05) – Channel Islands Harbor*

This amendment to the Public Works Plan proposed the demolition and reconstruction of the Vintage Marina. The existing 500-slip marina would be replaced by a 403- to 419-slip marina (depending on how the end ties are utilized). In order to minimize the loss of boat slips, the new design extends the docks 20 feet beyond the existing pier head line. The Coastal Commission required that a minimum of 25% of the total slips be 32 feet or less and a minimum of 25% of slips be between 32 feet 1 inch and 38 feet. Staff also recognized slip loss due to current design standards and the general trend toward wider slips.

**California Coastal Commission Approval Summary**

The following table depicts the marina projects summarized above and the Balboa Marina project, comparing the boat slip sizes as originally built and as proposed based on federal, state and local regulations as well as market trends.

<b>Project</b>	<b>18-25'</b>	<b>26-35'</b>	<b>36-50'</b>	<b>51'+</b>	<b>Totals</b>
<b>Portofino</b>					
Previously Existing	66	82	69	15	232
Approved	6	62	76	35	179
Total +/-	-60	-20	+7	+20	- 53
<i>Percent of Slips Retained</i>	9%	76%	110%	233%	77%
<b>Panay Way</b>					
Previously Existing	58	79	20	N/A	157
Approved	56	74	19	N/A	149
Total +/-	-2	-5	-1	N/A	-8
<i>Percent of Slips Retained</i>	97%	94%	95%	N/A	95%
<b>Marina Two*</b>					
Previously Existing	257	328	117	15	717
Approved	114	130	166	31	441
Total +/-	-143	-198	+49	+16	-276
<i>Percent of Slips Retained</i>	44%	40%	142%	207%	62%
<b>Marina Pacific</b>					
Previously Existing	322	214	63	6	605
Approved	137	39	59	84	319
Total +/-	-185	-175	-4	+78	-286
<i>Percent of Slips Retained</i>	42%	18%	94%	1400%	53%

<b>Project</b>	<b>18-25'</b>	<b>26-35'</b>	<b>36-50'</b>	<b>51'+</b>	<b>Totals</b>
<b>Vintage Marina</b>	<b>-30'</b>	<b>30.1-36'</b>	<b>38-48'</b>	<b>50'+</b>	
Existing	249	193	49	9	500
Proposed	75	110	202	29	416
Total +/-	-174	-83	+153	+20	-84
<i>CCC Approved</i>	<b>-32</b>	<b>32.1-38</b>	<b>+38</b>	N/A**	
Total +/-	105	105	206		416
<i>Percent of Slips Retained</i>	42%	54%	420%%		83%
<b>Balboa Marina</b>					
Existing	19	91	19	3	132
Proposed	15	56	24	6	101
Total +/-	-4	-35	+6	+3	-31
<i>Percent of Slips Retained</i>	<b>79%</b>	<b>62%</b>	<b>126%</b>	<b>200%</b>	<b>76%</b>
<b><i>Overall Percent of Slips Retained Including Balboa Marina</i></b>	<b>45%</b>	<b>47%</b>	<b>163%</b>	<b>385%</b>	<b>68%</b>

\*Additional 12 end ties available but not included in totals.

\*\*CCC approval only specified slip size as 50% of total above 38 feet in length.

## Conclusions

The proposed Balboa Marina demolition and reconstruction project has been designed to not only comply with federal, state and local regulations that have evolved since the marina was originally built in 1964, but also to address the trends identified in studies, reports, and recent California Coastal Commission marina reconstruction approvals. These include:

- CDBW design criteria, which is currently a ratio of 1.75:1,
- Installation of a pump-out station for vessel holding tanks,
- Provision of larger boat slips to accommodate the trends identified in the documents cited in this section,
- Adherence to Americans with Disabilities standards for ramp and dock sizes and support facilities,
- Avoidance or replacement of sensitive biological resources impacted by the project, and
- Accommodation of vessels which are now wider in design than those available when the marina was first constructed.

Balboa Marina meets and exceeds the requirements and trends cited above with respect to providing recreational facilities built to up-to-date standards that will serve the needs and the public's desire for the accommodation of a range of boat sizes.

The Balboa Marina – not unlike most coastal marinas in the Southern California area – was constructed in the 1960s. These marinas are reaching their useful life and must be reconstructed. CDWB design criteria and local state and federal development regulations have been significantly updated and must be complied with during the design and reconstruction process. Compliance does not allow for the same number of boat slips when applied to the area footprint of any 1960s era marina. In the case of Balboa Marina, the result of the application of current CDBW design criteria would be a loss of 31 slips based on the existing marina configuration.

Market trends and technological advances in boat building materials and design have also had an effect on slip size and number and must be taken into consideration when a marina reconstruction project is considered.

In Newport Harbor, demand exists for boat slips in all size categories. However, the time that one can expect to wait for a slip in excess of 40' is 10 to 14 years as compared to 1 to 3 years for slips less than 30' in length. The James Mills study concludes that:

“While preserving adequate access for smaller vessels is an important consideration for all concerned, including the impact small vessels have on the growth of the market in general, smaller vessels do in fact have more options open to them for storage. Vessels over 35' in length have few, if any, alternatives to wet storage and the larger the vessel, the fewer the options.”

The proposed slip mix for the Balboa Marina project does, in fact, address a market segment need in Newport Harbor by providing 7 additional slips for boats in excess of 40' in length, thereby reducing the wait list time for slips in this size category.

## 2. Statement of Need

Balboa Marina was originally constructed in 1964. The original dock structure has deteriorated over time. In addition to the growing demand for larger boat slips, the current California Department of Boating and Waterways (CDBW) standard for design criteria is 1.75:1,<sup>1</sup> requiring larger channel widths between docks. Consequently, even if the proposed project opted to retain its current configuration and boat size capacity, the marina would suffer a loss of 31 boat slips in order to comply with design criteria set forth by the California Department of Boating and Waterways (CDBW). In addition, because the marina was built in 1964, it is not operating at current ADA standards for safety and accessibility. The proposed project would be built to current standards. The requirement for wider walkways and ramps would further reduce the amount of space available for boat slips.

The proposed project will result in a loss of 31 boat slips from existing marina operating capacity. The reduction in boat slips will allow for the above-referenced improvements, but will retain a like range of slip sizes generally consistent with those found in the existing Balboa Marina. The Balboa Marina reconstruction design will add 7 slips for boats in excess of forty feet in length in response to the demand for slips for larger boats. The CDBW prepared a Boating Facilities Needs Assessment (“Assessment”), dated October 15, 2002, which supports the necessity to accommodate the larger boat slips. According to the Assessment, approximately half of the Marinas in the South Coast Region are operating at full capacity. However, when there are slip vacancies, they are for berths under 39 feet in length. Specifically, boat trends point towards an opportunity to reconfigure many older marinas to meet the market demand for larger berths.

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<sup>1</sup> Design criteria defines the distance necessary for a boat to safely maneuver and exit its berth. The current ratio of 1.75:1 means that for each 1 foot of slip length, 1.75 feet of water surface is needed.

### 3. California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) uses the preparation of an Initial Study (IS) to screen the potential impacts of a proposed project. If the IS identifies significant impacts, such as impacts that would lead to significant changes in the natural or man-made environment, CEQA requires that measures be developed to effectively reduce these impacts. A Negative Declaration or a Mitigated Negative Declaration can be prepared pursuant to CEQA Guidelines §15070 when:

1. The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment; or
2. The Initial Study identifies potential significant effects but:
  - a. Revisions in the project plans or proposal made by or agreed to by the applicant before the proposed Negative Declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and there is no substantial evidence before the agency that the project, as revised, may have a significant effect on the environment; or
  - b. There will not be a significant effect in the subject case because the mitigation measures added to the project will eliminate the impacts or reduce them to levels of insignificance.

The IS for the Balboa Marina proposed project was prepared in accordance with CEQA Guidelines §15063. The IS finds that the proposed project would not result in any significant environmental impacts with implementation of mitigation.

## 4. Environmental Analysis

The following environmental analysis is based on the items checked on the completed Environmental Checklist. Discussion is included in several categories to identify design standards, ordinances, and building practices that will be implemented to ensure the project’s compliance with CEQA and its associated environmental issues. Requirements of applicable ordinances, policies and master plans, and other state and federal legislative and regulatory provisions, although sometimes discussed in the following “Environmental Analysis” sections, are not included as Mitigation Measures, even though they will reduce environmental impacts to a level of insignificance. These requirements are already imposed upon the project as a matter of law and therefore are required to be implemented, notwithstanding the environmental review process.

### 4.1 Aesthetics

The proposed project site is located in the City of Newport Beach, along East Coast Highway between Dover Drive and Bayside Drive. The City of Newport Beach is located in a unique physical setting that provides a variety of spectacular coastal views, including those of the open waters of the ocean and bay, sandy beaches, rocky shores, wetlands, canyons, and coastal bluffs. The City of Newport Beach Local Coastal Program/Land Use Plan, certified on October 13, 2005 by the California Coastal Commission and adopted by the City on December 13, 2005, designates the section of Pacific Coast Highway from Dover Drive to Jamboree as a “Coastal View Road.” However, LCP/LUP §4.4.1-6 does not identify this portion of East Coast Highway as a protected public coastal view.

The County of Orange General Plan designates Pacific Coast Highway as a “Viewscape Corridor.” A viewscape corridor is a route which traverses a corridor within which unique or unusual scenic resources and aesthetic values are found (County of Orange General Plan).” Pacific Coast Highway is designated as a viewscape corridor in the County’s General Plan. The California Department of Transportation has designated the portion of Pacific Coast Highway that bisects Newport Beach as eligible for state scenic highway status in the future.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. Aesthetics – Would the project:</b>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project have a substantial adverse effect on a scenic vista? (No Impact)*

The proposed project is not located within a state-designated scenic highway. The reconfiguration of Balboa Marina would include a capacity for larger boats berthed parallel to the shoreline, as currently configured. The marina uses, as well as visual and aesthetics characteristics, would remain the same as the existing conditions, with no alteration of the marina that would impact the County viewscape



corridor designation. The proposed project would be limited to dock reconstruction, and no additional structures that would have visual or aesthetics impacts would be constructed or altered.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (No Impact)*

The project will not affect scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings. Additionally, Pacific Coast Highway is not designated as a state scenic highway. There will be no impact to any scenic resources by the proposed project.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Less Than Significant Impact)*

The existing marina was built in 1964. The proposed project would upgrade the visual character of the marina. The new marina would include replacement of the existing dock, new utilities, and the installation of pump-out facilities. There is no proposed construction or alteration of any structures on-site. The proposed project will be consistent with the City of Newport Beach Harbor Permitting standards, and will create a significant improvement to the visual character of the project site and its surroundings by virtue of the updated design and construction, which decrease dock coverage area and expose more open water.

The proposed project will result in short-term aesthetics impacts as a direct result of the demolition and reconstruction-related activities, which will slightly degrade the visual character of the site for approximately six months. Based on their limited duration, construction-related impacts to aesthetics are deemed to be less than significant. However, the renovated marina will present a new and updated appearance. Impacts will be less than significant with project implementation.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (No Impact)*

The existing boat marina contains overhead lighting fixtures on the dock. Upon reconstruction of the marina and associated facilities, all dock lighting would be fixed under handrails to cast light downwards onto the walkway area. The marina currently has low level and low wattage dock lighting located at the dock boxes on the docks. Each light is typically in the 5- to 7-watt range. This type of lighting will be retained. There are also a number of 100-watt spotlights currently lighting the dock ramps (2 to 3 lights at each of the 3 ramps). The proposed project includes the replacement of all overhead spotlighting fixtures for fixtures to be located under the hand rails. The placement and orientation of the new dock lighting would serve to reduce the impacts on surrounding residents due to lighting. The project lighting would be consistent with the lighting standards in accordance with the Harbor Permitting Policies safety requirements. The proposed project would not use any materials that could create a new source of substantial light or glare which would affect day or night time views in the area.

## 4.2 Agricultural Resources

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. Agricultural Resources</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1977) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, Department to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use? (No Impact)*

The proposed project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project site is an existing marina built in 1964. The California Department of Conservation, Farmland Mapping and Monitoring Program designates the land as “urban land”.<sup>2</sup> No impact will occur with the implementation of the proposed project.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? (No Impact)*

The proposed project involves reconstruction of an existing marina, located in an unzoned water area. The project site is not located on agricultural land and will not conflict with existing zoning for agricultural use or a Williamson Act contract. No impacts will occur with the implementation of the proposed project.

- c) *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (No Impact)*

The project will not involve other changes in the existing environment that could result in conversion of farmland to non-agricultural use. The marina is located in an urbanized area made up of commercial, residential, recreation, and visitor-serving uses. No impacts will occur with the implementation of the proposed project.

<sup>2</sup> California Department of Conservation, Farmland Mapping Program Survey Area Map [http://www.consrv.ca.gov/DLRP/fmmp/images/fmmp2002\\_300.pdf](http://www.consrv.ca.gov/DLRP/fmmp/images/fmmp2002_300.pdf)

### 4.3 Air Quality

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. Air Quality</b> – Where available, the significance criteria established by the applicable air quality management or pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan? (No Impact)*

The City of Newport Beach is located in the South Coast Air Basin (SCAB) and is subject to standards and practices of the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB). The SCAQMD establishes and enforces regulations for stationary pollution sources in the basin. The CARB is responsible for regulating and controlling motor vehicle emissions. Additional air quality regulations are governed by the U.S. Environmental Protection Agency (EPA) and the Southern California Association of Governments (SCAG). SCAG is the primary agency responsible for writing the federally mandated Air Quality Management Plan (AQMP), which outlines the actions required to achieve ambient air quality standards. New development is required to comply with AQMP standards as well as submit to review by the California Environmental Quality Act. The proposed project will be subject to all applicable regulations and standards for air quality and will not conflict with or obstruct implementation of the applicable air quality plans. The proposed project involves the replacement of an existing use assumed to be within the General Plan and is therefore consistent with the AQMP. No impact is anticipated with project implementation.

b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Less Than Significant Impact)*

Upon project completion, the marina uses would remain the same, but the use rate would be decreased due to the reduced number of boats berthed at the marina. The proposed project would include removal of the existing dock, dredging under the dock area pier head lines and in the adjacent channel, and construction of a new dock and associated facilities. The removal and construction of dock facilities would necessitate the use of a crane barge, an impact hammer, generators, and a small work boat. Dredging activities in the area would necessitate a dredger and barge to haul away material. The dock removal and dredging phases are anticipated to be completed in a two-month period,

while the construction of the new dock is anticipated to be completed in a three- to four-month period.

Mestre Greve Associates, in an air quality letter report dated June 7, 2006, and included herein as Appendix C, analyzed potential emissions from the project demolition, dredging operations and construction. The following table identifies South Coast Air Quality Management District Thresholds of Significance.

**SCAQMD Regional Pollutant Emission Thresholds of Significance (lbs/day)**

	<b>CO</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>PM10</b>	<b>SO<sub>x</sub></b>
Construction	550	75	100	150	150

SO<sub>x</sub> emissions are not included in the EPA guidelines for marina construction because they fall well below significance thresholds based on the type of equipment used.

The report analyzed air quality impacts in three phases – demolition of the existing dock (Phase I), dredging (Phase II) and construction of the new facilities (Phase III). The following table illustrates the projected emissions during Phase I and Phase II operations. Phase III would simply entail the placement of a new prefabricated dock and would not require the use of significant construction equipment.

**Worst Case Peak Construction Emissions (lbs/day)**

	<b>CO</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>PM10</b>
<b>PHASE I</b>				
Crane w/Impact Hammer	1.4	12.3	8.9	0.4
Work Boat	11.4	3.0	31.2	0.8
<b>Total Phase I</b>	<b>12.9</b>	<b>15.2</b>	<b>40.1</b>	<b>1.2</b>
<b>PHASE II</b>				
Clam Shell Dredge	7.1	2.4	49.3	1.2
Tug for Barge	2.0	0.8	17.5	0.4
<b>Total Phase II</b>	<b>9.1</b>	<b>3.2</b>	<b>66.8</b>	<b>1.6</b>
<i>SCAQMD Thresholds</i>	550	75	100	150

SCAQMD no longer includes quarterly emissions analysis in its significance thresholds. This analysis is based on daily emissions. Emissions for Phase I and Phase II are all under the SCQAMD thresholds and no impact would be anticipated during either phase of construction. There will be no overlap in project phasing.

During all construction phases of the project, the marina would observe a temporary increase in vehicle trips from construction vehicles, but this impact is expected to be offset by the cessation of marina use related traffic during this time. SCAQMD URBEMIS program models the potential for exceeding air pollution standards. URBEMIS calculations take into consideration the duration of construction and the equipment used, as well as other factors. It was concluded that this 0.67-acre project site, which would be primarily carried out on the water, would not exceed any Localized Significance Thresholds (LSTs). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. They are developed based on the ambient concentrations of that pollutant for

each source receptor area and distance to the nearest sensitive receptor. LSTs are only applicable to the following criteria pollutants: NO<sub>x</sub>, CO, and PM<sub>10</sub>.<sup>3</sup> Because emissions are well below SCAQMD thresholds, impacts are anticipated to be less than significant.

Operational impacts to air quality will consist of diesel emissions from boats utilizing the marina and emissions from automobile trips to and from the marina. Under existing conditions, the marina contains 132 slips. The revised configuration will accommodate 101 slips. However, due to the nature of the facility, it is difficult to determine how many boats on any given day will be in operation. Boat traffic will vary for a number of reasons, including weather, overnight docking at other locations, and higher usage during summer months than in winter months. Traffic loads will also vary based on time of day and length of time the boat is out of the marina. However, the overall conclusion related to impacts is that the reduction in the number of boats utilizing the marina from 132 to 101 will have, at worst, no impact on air quality compared to the existing conditions and may have a modest beneficial impact (i.e. reduction of pollutants). Construction and operational impacts will not overlap, as each construction phase will occur separately and operation of the marina will cease during construction.

- c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Less Than Significant Impact)*

The South Coast Air Basin has been designated by the U.S. Environmental Protection Agency as a non-attainment area for ozone, carbon monoxide, and suspended particulates. The primary operational source of regional emissions generated by the proposed project will be from boat engine exhaust. As stated in item 4.3 b) above, the construction phase of the project will involve the use of equipment mounted on barges and boats. The project will result in short-term diesel emissions from construction equipment. However, emissions from construction activities associated with the project will be well below SCAQMD Thresholds of Significance presented in the CEQA Handbook. The temporary (4 to 6 months) duration of the construction will result in closure of the marina, thus eliminating the existing source of emissions from daily boat use. The addition of emissions from construction equipment will result in a less than significant impact and will not result in a cumulative considerable net increase of any criteria pollutant. See response 4.3 b) above related to long-term operational impacts.

- d) *Would the project expose sensitive receptors to substantial pollutant concentrations? (Less Than Significant Impact)*

Sensitive receptors are identified as schools, residences, hospitals, senior communities, and people with influenza and chronic respiratory and cardiovascular diseases, among others. While residences are located within a quarter mile of the project area, the air quality impacts identified are well below SCAQMD thresholds and are considered less than significant. Adherence to best management practices during the demolition and construction phases of the proposed project will reduce potential impacts to insignificant. The project proposes the same uses for the marina and would therefore result in no greater impact than the existing project, since fewer boat slips will be available in the reconstructed marina with fewer emissions.

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<sup>3</sup> South Coast Air Quality Management District website: <http://www.aqmd.gov/ceqa/handbook/1st/1st.html>

e) *Would the project create objectionable odors affecting a substantial number of people? (**Less Than Significant Impact**)*

Implementation of the proposed project will not create long-term objectionable odors affecting a substantial number of people, and no impacts are expected.

## 4.4 Biological Resources

Newport Bay and Harbor are home to a variety of animal and plant species and habitat, with varying levels of ecological importance, such as the California Least Tern, the California Brown Pelican, Eelgrass, and Essential Fish Habitat.

Due to the nature of the project area, several studies and analytical documents have been prepared to ensure concord between biological resources found on- and off-site, and the proposed project. In October 2003, Tetra Tech Inc. prepared an eelgrass survey for Balboa Marina (Appendix D), which was followed by a Biological Survey & Assessment (Appendix E), completed November 2004. Concurrent with Tetra Tech's efforts, Coastal Resources Management of Newport Beach began eelgrass mapping and mitigation efforts in Newport Harbor in December 2003. Merkel & Associates provided the City of Newport Beach with a Third Party Review of Biological Documents, dated March 21, 2005 (Appendix F). Rick Ware of Coastal Resources Management prepared and submitted an Eelgrass Mitigation Plan with respect to the Balboa Marina Renovation Project on October 29, 2005 (Appendix G) and a Second Review of New Balboa Marina Project Layout dated July 17, 2006 (Appendix H). A Response to Merkel & Associates' Third Party Review on Tetra Tech's Balboa Marina Biological Survey and Assessment was completed by Tetra Tech and submitted December 22, 2005 (Appendix I). A final report from Tetra-Tech dated July 13, 2006, addresses the effects of the 101 slip plan, which represents a revision from the plan analyzed in its December 2005 report (Appendix J).

In addition to the extensive documentation compiled in response to the proposed project, there has been continued correspondence with the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and the National Marine Fisheries regarding the impacts of the marina renovation on biological resources. The following analysis relies on the aforementioned studies, correspondence, and related documentation.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. Biological Resources – Would the project:</b>				
a. Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse impact on federally protected wetlands as identified by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Potentially Significant Unless Mitigation Incorporated)*

The California Least Tern and the Brown Pelican are identified as endangered species by USFWS, and the Least Tern is identified as a fully protected species. The listing of an endangered species generally protects the species from “take” under federal law, thus making it illegal to “take” (harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect) a listed species. The project applicant’s consultants conferred with the California Department of Fish and Game or U. S. Fish and Wildlife Service and conducted literature reviews and determined that the California Least Tern and California Brown Pelican are the only candidate, sensitive, or special status species potentially impacted by the project. Both the California Least Tern and the California Brown Pelican are identified as open water sight foragers, and are present in Newport Bay, including the project vicinity. The Least Tern population in Newport Bay nest at a site located three miles from the project site in the Newport Beach Ecological Reserve. CDFG has determined that the annual nesting season for the Least Terns is from April 1 through September 30. As noted in the biological studies prepared for the project, Newport Bay is not a potential nesting area for the California Brown Pelican. Nesting areas for the California Brown Pelican are restricted to islands in the Gulf of California and islands along the coast from Baja California to west Anacapa and Santa Barbara Islands in Southern California.<sup>4</sup> Therefore, the proposed project site is not a potential nesting area for the Brown Pelican.

**Dock Coverage**

The proposed project involves the installation of a new dock, which would be approximately 3,767 square feet smaller than the existing dock, resulting in a gain of .086 acres of open water area in Newport Bay. This represents a slight increase in water surface area. As mentioned previously, Newport Bay encompasses a total of 1,600 acres, with 750 acres existing as open water in the Lower Newport Bay. This increase in open water area will have a small beneficial impact on the Least Terns and the Brown Pelicans in the area. 800 acres of open water

<sup>4</sup> Balboa Marina Biological Survey & Assessment, Tetra Tech, November 2004



would remain unaltered in the Upper Newport Bay, and for analysis purposes the Lower Newport Bay open water acreage would remain at 750 acres.<sup>5</sup>

### **Construction Impacts**

The above-water noise generated by pile driving could affect marine birds in the area. The noise from pile driving would consist of very-short-duration impact sounds concentrated to a 10- to 20-minute period while an individual pile is being driven. All construction activities, including times allowed for pile driving, would be limited by the City of Newport Beach Noise Ordinance.

Noise naturally attenuates with distance from the source. At the southern end of Upper Newport Bay Ecological reserve, which is approximately 975 meters (3,200 feet) from where the pile driving would occur, the average noise level from pile driving would be 38 dBA and a maximum noise level would be 62 dBA. 38 dBA would be comparable to a soft whisper at six feet, while 62 dBA could be equated to the sound level of conversational speech.<sup>6</sup> Because this level of noise is considered minimal, the Balboa Marina Biological Survey & Assessment concludes that there will be no impact on the birds nesting at the Ecological Reserve.

The Least Tern nesting site, located in the Upper Newport Bay Ecological Reserve, is located three miles from the proposed project. The foraging habitat of Least Terns is typically within two miles of the colony site.<sup>7</sup> Furthermore, Pacific Coast Highway, a main thoroughfare for the City of Newport Beach, borders the project site and separates the Lower Newport Bay from the Upper Newport Bay. Section 4.11 – Noise (beginning on page 62) will provide additional analysis regarding the impacts on the surrounding environment. In an effort to minimize and monitor impacts due to pile driving and other project related activities, a qualified biologist shall be positioned on site, as specified in Mitigation Measure B-1.

### **Mitigation Measure**

- B-1 During all dock removal, dredging and construction activities, the project applicant shall ensure that a qualified biologist is stationed on-site to monitor and keep recordation of Least Tern numbers, behavior, and foraging capabilities. The on-site biologist shall submit monitoring reports to USFWS and CDFG at an interval and in detail as the federal and state resource agencies deem appropriate. In the event that the on-site biologist, the USFWS, or the CDFG determine that project activities are a detriment to the Least Tern foraging capabilities, all activities shall cease until a resolution is reached.

### **Dredging**

Construction activities such as dredging and pile driving could result in potentially significant impacts unless mitigation is incorporated. Dredging in the area has the potential to degrade the visibility in the water surrounding the project site, reducing foraging opportunities for birds that rely on sight to catch prey. However, as stated above, the project location is three miles from the Least Tern nesting site, and it has been documented that Least Terns typically forage in open waters within two miles of their nesting site.<sup>8</sup> According to Tetra Tech's Third Party Review Letter dated December 22,

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<sup>5</sup> Balboa Marina Biological Survey & Assessment, Tetra Tech, November 2004

<sup>6</sup> Environmental Noise Study, Wieland Associates Inc., January 2006

<sup>7</sup> Balboa Marina Biological Survey & Assessment, Tetra Tech, November 2004

<sup>8</sup> Balboa Marina Biological Survey & Assessment, Tetra Tech, November 2004

2005, it is not anticipated that dredging will result in significant disruption to marine and wildlife habitats. Thresholds of 20% greater than ambient conditions have been established and will be enforced, which will prevent the water column from becoming turbid enough to diminish Least Tern foraging ability. The specific potential impacts from suspended sediments in the surrounding water column as a result of dredging activities will be discussed in Section 4.8 – Hydrology and Water Quality (beginning on page 42).

The following mitigation measures would reduce the level of impact to less than significant.

### **Mitigation Measures**

- B-2 During construction, the project applicant shall reduce the impact of sediment and contaminants through the implementation of Best Management Practices (BMPs), including, but not limited to, placement of trash receptacles and silt fences, particularly within the construction staging area.
- B-3 During all dredging activities, the project applicant shall ensure that an on-site biologist shall conduct visual observations of the water column during dredging, which shall consist of monitoring turbidity 100 feet downcurrent from the dredging activities to determine if the turbidity is 20% greater than ambient conditions (such as 100 feet upcurrent) as a result of dredging activities. In the event that water column turbidity reaches a threshold of 20% greater than ambient conditions, a silt curtain will be installed. If the silt curtain is not a feasible remedy or cannot reduce the level of turbidity to below the said level of threshold, dredging activities will cease until turbidity returns to normal.

Upon implementation of the preceding mitigation measures, the impacts of dredging and pile driving on the Least Tern population would be reduced to a level of insignificance.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? (Potentially Significant Unless Mitigation Incorporated)*

As identified in the Balboa Marina Biological Survey Assessment, the proposed project area supports eelgrass beds. Eelgrass is a flowering grass-like plant that provides foraging area, cover, nursery habitat, and other benefits for various coastal and bay invertebrates and fish. Eelgrass beds generally occur in shallow (0.0 foot to -8 feet MLLW) subtidal areas in Newport Bay where sand and silt substrate is found.<sup>9</sup> Eelgrass is considered a Sensitive Marine Resource by the National Marine Fisheries Service (NMFS), the USFWS, and the CDFG. The NMFS classifies eelgrass as an Essential Fish Habitat (EFH). However, as stated in the City's Local Coastal Program Land Use Plan, no threatened or endangered marine species are identified in Newport Bay. Therefore, the impacted eelgrass is not considered an Environmentally Sensitive Habitat Area, but relies on the Southern California Eelgrass Mitigation Policy (SCEMP) as its governing policy.<sup>10</sup>

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<sup>9</sup> Balboa Marina Biological Survey and Assessment, November 2004

<sup>10</sup> City of Newport Beach, LCP/LUP, December 2005

SCEMP was developed in 1991 by the state and federal resource agencies in order to standardize and maintain a consistent policy regarding mitigating adverse impacts to eelgrass resources. The SCEMP is included in the Balboa Marina Biological Survey and Assessment, included as Appendix E. The policy typically requires that for every square foot of eelgrass removed, 1.2 square feet must be re-planted and maintained. Eelgrass monitoring is required for a period of five years for most projects.<sup>11</sup> During a 2003 eelgrass survey for the site and surrounding vicinity, it was determined that the site supports 734 square meters (7,906 square feet) of eelgrass beds, as shown on attached Exhibit 5 – Balboa Marina Eelgrass Survey. The proposed project would have the potential to impact 7,387 square feet of eelgrass. However, the October 2005 Eelgrass Mitigation Plan prepared by Coastal Resources Management (CMA) notes that heavy winter rains and runoff occurred during the 2004-05 winter season diminishing eelgrass habitat in several areas of the harbor. Due to this unusual weather condition, there may have been a reduction of eelgrass acreage within the potential dredging areas in the Balboa Marina. A subsequent field visit resulted in the observation by Rick Ware (CMA) that there has been a substantial reduction in the amount of eelgrass present in the channel since the last surveys were conducted in 2003 by Tetra Tech.<sup>12</sup>

The City of Newport Beach has an established Local Coastal Program Coastal Land Use Plan, which addresses eelgrass meadows and eelgrass protection and restoration throughout Newport Harbor. In 2002 the City of Newport Beach GIS database, mapping eelgrass beds and patches throughout Newport Harbor, estimated the eelgrass coverage to be 35 acres in Lower Newport Bay, with approximately 0.18 acres (7,906 square feet) identified in the project vicinity.

All protocol and thresholds of significance would be adhered to regarding eelgrass mitigation due to project impacts, including a pre- and post-construction survey. The protocols identified in the SCEMP include mitigation mapping, mitigation size (1.2:1), techniques, timing and monitoring. The dredging impacts to 7,387 square feet of eelgrass will be mitigated with the replacement of a minimum of 8,865 square feet of eelgrass on-site. The pre- and post-construction surveys would provide congruence between the disrupted habitat and the restoration efforts. Mitigation measures B-4 and B-5 shall ensure that construction impacts to eelgrass are documented properly and mitigated in accordance with federal, state, and local regulations.

### **Mitigation Measures**

- B-4 The project applicant shall conduct a pre-construction eelgrass survey prior to construction efforts, and a post-construction eelgrass survey upon project completion. Said surveys shall include the project area and the surrounding vicinity for the purpose of documenting all existing eelgrass beds and ensuring that all construction impacts on eelgrass are mitigated in their entirety, including those due to the anchoring of construction-related boats outside the dredge footprint. Said surveys shall be consistent with the Southern California Eelgrass Mitigation Policy (SCEMP), and include the five-year post-planting monitoring required by the SCEMP. Reports shall be submitted to the appropriate resource agencies to ensure success criteria are met.
- B-5 The project applicant shall ensure that all impacts to eelgrass, as indicated by pre-construction and post-construction eelgrass surveys, shall be mitigated to a ratio of 1.2 square feet for every 1.0 square foot impacted. The project applicant shall coordinate with state and federal resource agencies regarding the feasibility of on-site mitigation.

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<sup>11</sup> City of Newport Beach, LCP/LUP, December 2005

<sup>12</sup> Email communication, Rick Ware (CMA) January 25, 2006

## **Eelgrass Survey and Analysis**

The proposed project would impact approximately 7,387 square feet of eelgrass, which would be dredged primarily from the navigational channel, as shown on Exhibit 6 – Balboa Marina Dredge Plan. The cross sections depicted on this exhibit display the existing bottom contours (dashed line) and the proposed dredge depth (solid line). Although dredging and construction activities would be confined to the project area, there is a concern for impacts to existing eelgrass beds in the surrounding vicinity due to construction boat traffic and anchoring. Mitigation Measure B-6 shall ensure that there are no impacts on surrounding eelgrass beds.

### **Mitigation Measure**

**B-6** Prior to dredging and construction activities, the project applicant shall ensure that all on-water construction vehicles and dredging machinery be provided with a detailed and comprehensible map delineating existing eelgrass beds in the project vicinity, including a 20-foot perimeter outside the project area. The project proponent shall also be responsible for ensuring that all on-water construction vehicles and dredging machinery avoid the mapped eelgrass beds. In the event that eelgrass outside the dredge plan area is unavoidably impacted due to construction activities or vehicles, mitigation measures B-4 and B-5 shall ensure that these areas are properly mitigated by the project applicant.

### **Invasive Species**

In 2002, the invasive algae *Caulerpa Taxifolia* was found in Agua Hedionda Lagoon, San Diego and Huntington Harbor, Orange County. *Caulerpa Taxifolia* grows as a dense smothering blanket, covering and killing native aquatic vegetation when introduced into non-native habitat. Uncontrolled infestation displaces and kills fish, marine mammals, and sea birds that are dependent on native marine vegetation.<sup>13</sup> *Caulerpa Taxifolia* has not been identified in Newport Harbor. However, the City of Newport Beach Harbor Resources Department requires a *Caulerpa Taxifolia* survey prior to the issuance of a dredging permit. The project applicant would be required to conduct a survey 30 to 90 days prior to dredging commencement. Mitigation Measure B-7 shall ensure that there are no impacts to Newport Bay related to *Caulerpa Taxifolia*.

### **Mitigation Measure**

**B-7** The project applicant shall conduct a pre-construction *Caulerpa Taxifolia* survey 30 to 90 days prior to dredging efforts, and a post-construction *Caulerpa Taxifolia* survey within 30 to 90 days after project completion. Said surveys shall be consistent with the Southern California Eelgrass Mitigation Policy and the City of Newport Beach Harbor Permitting Policy H-1.

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<sup>13</sup> [www.swrcb.ca.gov/rwqcb9/programs/caulerpa/caulerpa.html](http://www.swrcb.ca.gov/rwqcb9/programs/caulerpa/caulerpa.html)

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means? (Less Than Significant)*

The proposed project is not located on any federally protected wetlands. The nearest federally protected wetland is approximately two-thirds mile from the project site. The dredging associated with the project will be under the purview of a biological monitor. No dredging will occur in close proximity to the wetlands and, therefore, no removal, filling, or hydrological interruption will occur in the off-site wetlands. Mitigation Measure B-8 is included to ensure that the dredge and fill of non-wetlands complies with applicable laws, and to offer additional protection to off-site wetlands.

### **Mitigation Measure**

B-8 Prior to project initiation, the project applicant shall obtain a Section 404 permit from the Army Corps of Engineers, as required by law, to protect federally protected wetlands.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Less Than Significant Impact)*

The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The National Marine Fisheries Service has established eelgrass habitat as an Essential Fish Habitat (EFH). As stated previously, eelgrass serves as an important habitat, providing foraging area, cover, nursery habitat, and other benefits for various coastal and bay invertebrates and fish throughout Newport Harbor. The impact on eelgrass habitat is discussed in item 4.4 b) above, and shall be mitigated through the implementation of Mitigation Measures B-4, B-5, B-6, B-7, and B-8.

Least Terns are characterized as migratory birds, and have an established nesting site located three miles from the project site. The proposed project is a boat marina, and would not interfere with the movement of any migratory wildlife species, including the Least Terns. As discussed above, all potential construction and dredging impacts to Least Terns would be mitigated through the implementation of mitigation measures B-1, B-2, and B-3.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Less than Significant Impact)*

The City of Newport Beach has an active Eelgrass mapping project and identifies eelgrass as an important resource to the ecology of Newport Harbor. (See item 4.4 b) above.) Compliance with the Southern California Eelgrass Mitigation Policy will reduce impacts to less than significant. The proposed project does not include the removal of any trees.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? (No Impact)*

The project will not conflict with the provisions of an adopted or approved conservation plan. The proposed project would comply with the Southern California Eelgrass Mitigation Plan, as set forth by Mitigation Measure B-4. No impacts will occur with implementation of the proposed project.

## 4.5 Cultural Resources

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. Cultural Resources – Would the project:</b>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly disturb or destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (No Impact)*

The proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA §15064.5. The project site is currently utilized as a marina facility, and has been for over 40 years. There are no historical resources identified on-site. The project area is situated in an urbanized zone in the City of Newport Beach. The proposed project would have no impact on historical resources, as there are no structures located on-site that are identified as a historical resource.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (No Impact)*

The project will not cause a substantial adverse change in the significance of an archaeological resource. See response to item a) above. The City of Newport Beach has well over 30 archeological sites identified within the City's boundaries. The majority of known archeological sites have been destroyed by development.<sup>14</sup> No impacts are anticipated with the implementation of the proposed project, as there is no grading proposed for the site, and the area designated for dredging has been previously dredged.

- c) *Would the project directly or indirectly disturb or destroy a unique paleontological resource or site or unique geologic feature? (No Impact)*

The proposed project will not directly or indirectly destroy a unique paleontological resource, as the project site is a boat marina. No impacts will occur with the implementation of the proposed project.

- d) *Would the project disturb any human remains, including those interred outside of formal cemeteries? (No Impact)*

It is very unlikely that the project will disturb human remains. The project site is developed with an existing marina, and dredging will be limited to a previously dredged depth. No impacts are anticipated with the implementation of the proposed project.

<sup>14</sup>. City of Newport Beach General Plan, Conservation of Natural Resources Element, p 34, 1974

## 4.6 Geology and Soils

The proposed project would involve the removal of 67 existing guide piles, dredging in the dock area and channel, and the installation of 64 new guide piles. This would result in a net decrease of 3 guide piles. The piles proposed for the project site are 16-inch diameter circular pre-stressed concrete piles.

The seafloor at the site generally slopes down from east to west, with seafloor elevations along the centerline of the channel ranging from -5 to -9 feet (Mean Lower Low Water datum). The channel was previously dredged to elevations ranging from -8 to -9 feet, with the steepest slopes in the area inclined at 4:1 (horizontal to vertical). The bottom substrate was surveyed, and the report revealed a subsurface soil profile of predominantly cohesive, very soft mud, overlying dense to very dense sand. The mud deposit consisted of sandy organic silt. At an elevation of -6 to -13.5 feet, this layer ranged from 2 to 7 feet in thickness. Mud along the bulkhead was encountered at an elevation of -4.5 to -7.5 feet, with an average elevation at -6 feet.

A Geotechnical Investigation Report for Dredging and Dock Reconfiguration at Balboa Marina, dated February 6, 2004, and updated August 11, 2006, were prepared by Geotechnical Professionals Inc. for the proposed project in order to assess substrate stability in the marina with respect to dredging and the placement of a new dock system. The Geotechnical Investigation Report found that the substrate present below the ground water level in the paved areas supported by the bulkhead are cohesionless soils and dense sands underlying the soft mud deposits, which have sufficient relative density/strength to resist liquefaction and support the proposed project. The entire Geotechnical Investigation Report for Dredging and Dock Reconfiguration and the Geotechnical Update for Revised Site Layout are included in this IS/MND as Appendix K and Appendix L, respectively. The following analysis is based upon the findings in the report.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. Geology and Soils – Would the project:</b>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have solid incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: i) Rupture of known earthquake fault? ii) Strong Seismic ground shaking? iii) Seismic related ground failure, including liquefaction? iv) Landslides? (Less Than Significant Impact)*

The project is located in the seismically active region of Southern California within the vicinity of the Newport-Inglewood Fault Zone. As identified in the City of Newport Beach General Plan Public Safety Element, the Newport-Inglewood Fault Zone is a series of an echelon northwest-trending, vertically dipping faults extending from the southern edge of the Santa Monica Mountains southeastward to the offshore area near Newport Beach. This fault is considered potentially active and is included in the Earthquake Fault Zones established under the Alquist-Priolo Earthquake Fault Zoning Act. The site itself is not located in an Alquist-Priolo Earthquake Fault Zone. This is the only active fault within or immediately adjacent to the City of Newport Beach.

As stated above, the soils found below ground water level in the landward paved area, which is supported by the bulkhead, possess sufficient relative density/strength to resist liquefaction. Additionally in order to preserve slope stability, underwater slope cuts will be maintained at 4:1 horizontal to vertical, or flatter, as addressed in item c) below. Fault ruptures and ground shaking or failures associated with a seismic event occurring along one of the area faults will be minimal due to the fact that the proposed project is located primarily on the water surface. In addition, the structures will be designed to meet City of Newport Beach and State of California building codes.

- b) *Would the project result in substantial soil erosion or the loss of topsoil? (No Impact)*

The proposed project is the reconstruction of an existing marina, which does not involve grading or the construction or demolition of any landward structures. The project would not result in substantial soil erosion or the loss of top soil, because no above-water soil will be disturbed as a part of the proposed project.

- c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Potentially Significant Unless Mitigation Incorporated)*

The Geotechnical Investigation Report prepared for the proposed project identified subsurface soils as consisting of predominantly cohesive, very soft mud, overlying dense to very dense sand at various depths and having various thicknesses. The soils have low potential expansion and liquefaction, and the seismically induced settlement is negligible.



The proposed project includes dredging in the area beneath the proposed docks and in the adjacent channel to an elevation of -8 feet to -10 feet (MLLW datum). The resulting slopes could become unstable under static loads, and be susceptible to lateral spreading due to seismic events. As indicated in the Geotechnical Investigation, the shoreline adjacent to Mamma Gina's is not supported by a bulkhead. This situation has been determined to create a potential for subsidence during pile driving activities in the event that driving activities occur within close proximity. Ground vibrations attenuate naturally as they travel away from the source of impact. In light of this, the dock plan indicates a 30-foot setback from the shoreline at Mamma Gina's, in order to avoid impacts due to potential subsidence as a result of pile driving. The dock layout and proposed mitigation measures would reduce any potential impacts to a less than significant level.

As recommended by the Geotechnical Investigation Report, to ensure that underwater slope stability is retained, mitigation measures G-1, G-2, and G-3 would be implemented. In addition, Mitigation Measures N-2 and N-3 provide for on-site structural and geotechnical engineers during construction to monitor and ensure the structural stability of neighboring buildings.

### **Mitigation Measures**

- G-1 During dredging operations, the project applicant shall ensure that no dredging will occur within eight (8) feet of the bulkhead, as measured horizontally. Beyond this limit, slopes shall be dredged to a 4:1 horizontal to vertical ratio, or flatter.
- G-2 During dredging operations, the project applicant shall ensure that dredge slopes adjacent to Mamma Gina's along the southern shore of the channel will be inclined at a 5:1 horizontal to vertical ratio, or flatter.
- G-3 During dock construction, the project applicant shall ensure that all pile driving activities maintain a minimum distance of 30 feet from the shoreline not supported by a bulkhead adjacent to Mamma Gina's.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (No Impact)*

The project is not located on expansive soil as defined in Table 18-1-B of the Uniform Building Code. No impact will occur with project implementation.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (No Impact)*

Septic tanks are not included as a part of the project. Currently, the marina is served by a private sewage pump-out provider. Upon project implementation, a pump-out facility would be installed on-site to serve holding tanks from boats. The new pump-out facility would be connected to existing domestic sewer lines. The proposed project will utilize the existing sewer system with no new impact incurred. No impact will occur with the implementation of the proposed project.

## 4.7 Hazards and Hazardous Materials

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. Hazards and Hazardous Materials – Would the project:</b>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code §659662.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles where of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Less Than Significant Impact)*

The proposed project, demolition, and construction of marina facilities will involve the transport and disposal of dredged sediment. Materials dredged from the site will be removed to a location designated for sediment disposal, “LA-3” Ocean Dredged Material Disposal Site. A report entitled “Newport Bay Sediment Toxicity Studies,” dated June 2004, was prepared by the Southern California Coastal Water Research Project. Results of the study show that the entire Upper and Lower Newport Bay area contain various levels of sediment toxicity at 70% of the stations sampled. However, removal and disposal of all dredged sediments to a designated site will reduce potential exposure to the public or the environment. Impacts are anticipated to be less than significant.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (No Impact)*

The proposed project will not involve the release of potentially significant hazardous materials into the environment. The project proposes to demolish the existing docks and reconstruct the dock and support facilities. The uses after the project will remain the same, and there will be essentially no change in the hazardous materials used at the project site before and after the project is implemented. The project applicant will be required to comply with the following mitigation measure to ensure that no impact will occur.

### **Mitigation Measure**

Ha-1 Prior to commencement of demolition, the applicant shall obtain appropriate permits for the demolition and removal of existing docks to ensure compliance with the City's standards for such activities.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (No Impact)*

The proposed project is not located within one-quarter mile of an existing or proposed school. No impact will occur with project implementation.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (No Impact)*

The Balboa Marina is not on a list of hazardous materials sites compiled pursuant to *Government Code* §65962.5. No impact would occur with project implementation.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard for people residing or working in the project area? (No Impact)*

The proposed project is not located within two miles of any airport, and is not located within an airport land use plan. The nearest airport to the proposed project is John Wayne Airport. The proposed project is located well outside any impact zones, and would not result in a safety hazard for people residing or working in the project area.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (No Impact)*

The project is not located within the vicinity of a private airstrip and therefore will not result in a safety hazard for people residing or working in the project area. No impact will occur with the implementation of the proposed project.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (No Impact)*

The project will comply with all applicable fire codes and emergency evacuation plans set forth by the City of Newport Beach Fire Department. Existing emergency access to the marina will remain in place. No impacts will occur with the implementation of the proposed project.

*h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (No Impact)*

The project site is surrounded by channels of Newport Bay, commercial and residential uses. No wildlands are adjacent to or in the near vicinity of the proposed project and no impacts will occur.

## 4.8 Hydrology and Water Quality

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. Hydrology and Water Quality – Would the project:</b>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner that would result in flooding on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Result in significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Result in the potential for discharge of storm water to affect the beneficial uses of receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
n. Create the potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project violate any water quality standards or waste discharge requirements? (Less Than Significant Impact)*

The proposed project, which involves the demolition of the existing Balboa Marina dock and the construction of a reconfigured dock, will be required to comply with all state and local regulations related to water quality standards and waste discharge. Because the project will not involve grading or soil disturbance, it will not be necessary to submit a Notice of Intent to the State Water Quality Control Board or obtain a Waste Discharge Identification number. Additionally, since the project is less than one acre in size, the applicant is not required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

The project will involve construction within public waterways, including dredging, and will require an Army Corps of Engineers (ACOE) Section 404 Permit and Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification. The project applicant will be required to provide the City of Newport Beach with documentation that demonstrates compliance with all requirements of Section 404 Permit and 401 Certification, including source control Best Management Practices (BMPs) and/or treatment control BMPs to reduce potential pollutants from entering Newport Bay. Compliance with requirements and mitigation contained in the Section 404 Permit and 401 Certification will reduce potential impacts to less than significant.

b) *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (No Impact)*

The project will not impact groundwater supplies or groundwater recharge, as no groundwater will be drawn for site use. The project is an existing marina that will be demolished, and a new dock and support utility facilities will be constructed. The dock is within Newport Bay, and water service connections are provided through the city’s municipal water system. No impact to groundwater or groundwater recharge will occur with implementation of the proposed project.

c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on or off site? (No Impact)*

The project will not substantially alter existing drainage, including alteration of an existing stream or river, as the proposed reconstruction is entirely within Newport Bay. No impact will occur with implementation of the proposed project.

- d) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Less Than Significant Impact)*

The proposed project, the demolition and reconstruction of Balboa Marina, would not alter the existing drainage pattern of the site or area. The entire construction portion of the project will occur within the waters of Newport Bay. The newly configured dock will result in a decrease of approximately 13% surface area over the existing dock. The amount of impervious surface in the surrounding area, including the parking lot, will remain unaltered, and the decrease in surface runoff area on the new dock will be modestly beneficial (and less than significant) with project implementation.

- e) *Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Less Than Significant Impact)*

The completed project will not significantly increase impervious surface area or contribute runoff water that would exceed the capacity of the existing storm water drainage systems. The entire dock will be constructed in the waters of Newport Bay. The removal of approximately 13% of impervious surface will not result in a significant contribution to storm water runoff. Runoff from the dock, both existing and proposed, does not contribute to the land based storm water drainage systems and will, therefore, not exceed the capacity of existing or planned drainage systems.

- f) *Would the project otherwise substantially degrade water quality? (Potentially Significant Unless Mitigation Incorporated)*

The proposed project could potentially degrade water quality for a short period of time due to demolition and dredging activities. However, the project will be required to comply with all regulations and conditions set forth in the Section 404 Permit and Section 401 Certification to ensure that no significant impact to water quality will occur. In addition, mitigation measures have been included in the Biological Resources section of this document to reduce impacts to water quality and biological resources.

Prior to dredging activities, sediment sampling will be required to determine existing contamination levels. Sediment sampling results and the proposed disposal methods will be submitted to the regulatory agencies for review and approval. In the long term, the project will provide a pump-out facility that will allow boat owners to empty holding tanks for appropriate disposal of wastewater. This will reduce the potential for unauthorized emptying of tanks into the waters of the harbor.

Also, as discussed in Section 4.7, Hazards and Hazardous Materials, results of the Newport Bay Sediment Toxicity Studies show that various levels of sediment toxicity were present at 70% of the stations sampled. However, removal and disposal of all dredged sediments to a designated site will reduce potential exposure to the environment. The following mitigation measures will ensure the project complies with all regulations.

## Mitigation Measures

H-1 – Prior to commencement of dredging activities, project applicant shall perform sediment sampling test results following protocol requirements of the ACOE and RWQCB. Test results shall be sent to the ACOE and RWQCB, as well as the City of Newport Beach for review and approval.

H-2 – During demolition and construction, project applicant shall comply with all regulations and conditions, including monitoring and reporting, as set forth in the Section 404 Permit and Section 401 Certification.

- g) *Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (No Impact)*

The project does not propose the development of any residential housing. However, the marina is located in a Federal Emergency Management Agency (FEMA) Flood Hazard Zone A and is subject to inundation by a 100-year flood. No impacts to housing will occur with project implementation.

- h) *Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows? (No Impact)*

The project is located in an identified 100-year flood hazard area. The reconstruction of the marina will occur in substantially the same location as the existing dock. The new dock will not impede or redirect flood flows in the area. No impact will occur with project implementation.

- i) *Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (No Impact)*

The project itself would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. According to the Newport Beach General Plan Safety Element, the project site is not within the inundation areas of either Prado Dam or the Santiago Reservoir, which are the closest structures with a potential for flooding. No impact will occur with project implementation.

- j) *Inundation by seiche, tsunami or mudflow? (Less Than Significant Impact)*

Tsunamis are seismic sea waves generated by large submarine earthquakes, volcanic eruptions, or large submarine landslides. Seiches are stationary oscillations of enclosed or partly enclosed bodies of water caused by landslides, sudden changes in atmospheric and wind pressure, or earthquakes. The Newport Beach General Plan Safety Element recognizes the potential for earthquake induced tsunamis and seiches. However, the Orange County coastline is shielded to the west by the Channel Islands and to the north by Point Conception from most sources of tsunamis, thereby reducing the threat of damage. The topography in the vicinity of the project site is flat, and not subject to landslides or mudflows. The proposed project will not expose people or structures to a significant risk of loss, injury or death due to seiche, tsunami, or mudflow. There will be no change in use from the existing uses and thus no change in the risk of inundation by seiche, tsunami or mudflow.



- k) *Result in significant alteration of receiving water quality during or following construction? (Potentially Significant Unless Mitigation Incorporated)*

Construction activity generally has the potential to impact storm water runoff. However, all construction related to the proposed project will occur within the waters of Newport Bay. The project will be conditioned by the Section 404 Permit and the 401 Certification Permit to incorporate Best Management Practices (BMPs) to prevent any potential impacts to water quality. No post construction activities will create impacts to storm water runoff as the project proposes essentially the same uses as currently exist. The marina owner is required, under the Newport Beach Harbor Permit Policy, to maintain adequate safeguards to prevent pollution of Newport Bay from recreational and/or commercial use. In addition, the City of Newport Beach Waterfront Project Guidelines and Standards require the preparation of a "Marina Management Plan" that identifies BMPs to minimize the introduction of potential pollutants into the Bay as a result of daily operations. Compliance with standard requirements contained in the City's Guidelines and mitigation measures H-1, H-2, B-2 and B-3 will ensure that no impacts occur with project implementation.

- l) *Would the project result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor work areas? (Less Than Significant Impact)*

The proposed project in itself will not result in the potential for discharge of storm water pollutants. However, daily operational activities of vessels in the marina could potentially discharge pollutants into the dock and channel. To minimize this potential, the proposed project includes provision of a pump-out facility as a means for vessels to pump-out bilge tanks. In addition, as indicated in k) above, adherence to the guidelines for waterfront projects will result in a less than significant impact from project implementation.

- m) *Would the project result in the potential for discharge of storm water to affect the beneficial uses of receiving waters? (Less Than Significant Impact)*

As discussed in k) and l) above, the project will be required to comply with adopted guidelines and standards to prevent the potential for discharge of storm water to affect the beneficial uses of receiving waters. Adherence to these regulations will result in less than significant impacts due to project implementation.

- n) *Would the project create the potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm? (No Impact)*

The proposed project will be contained within the waters of Newport Bay. As such, it will not create potential for significant changes in the flow velocity or volume of storm water runoff. The reconstructed dock will be approximately 13% smaller than the existing facility, resulting in a minor decrease in impervious surface. No impacts will occur with project implementation.

- o) *Would the project create significant increases in erosion of the project site or surrounding areas? (No Impact)*

No grading activities will be included in the proposed project and, therefore, no soil disturbance will occur. The project will not create significant increases in erosion of the project site or surrounding areas, and no impacts will occur.

## 4.9 Land Use and Planning

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. Land Use and Planning</b> – Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project physically divide an established community? (No Impact)*

The project involves the demolition of an existing marina dock to be reconstructed with a dock facility serving the same basic recreational uses. The rebuilt dock will be approximately 13% smaller than the existing dock, but would not require the removal or relocation of any existing on-land structures. The proposed project would remain consistent with surrounding land uses, which include residential, office, and commercial development. The proposed project will not physically divide an established community, and no impact will occur.

b) *Would the project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Less Than Significant Impact)*

The project will not conflict with any applicable land use plan, policy, or regulation set forth by the City of Newport Beach. The current land use designation for the project site is Recreational Marine Commercial. The proposed project involves the continuation of the existing permitted land use. As stated in the City's General Plan, the goals and policies in the existing Harbor and Bay Element are to preserve the diversity and charm of existing uses without unduly restricting the rights of the waterfront property owner. The proposed project will provide a newly constructed dock that will be built according to current codes and specifications but will retain essentially the same visitor-serving uses. All uses, existing and proposed, are permitted under the Recreational Marine Commercial designation in the Land Use Element, the Harbor and Bay Element, and the Zoning Code.

The project site lies within the Coastal Zone Boundary, and the City of Newport Beach has a certified Local Coastal Program Land Use Plan at this time. The Local Implementation Plan is in the process of preparation and certification. Because the City does not have a fully certified LCP, the proposed project will be subject to review by the California Coastal Commission. The proposed project development plan includes objectives, design features, and other components that are consistent with the Coastal Act goals and policies such as water quality control features and the provision of visitor-serving uses in the subject marina.

In addition to consistency with the Land Use Plan portion of the City's Local Coastal Program, the proposed project is consistent with Chapter 3 of the Coastal Act. A Chapter 3 Analysis has been prepared for the project in order to determine impacts to access, availability of visitor-serving recreational facilities, protection of water quality and marine resources, and protection of recreational boating, among others. The analysis examines the mitigation measures proposed in the MND for water quality protection and restoration of marine resources and finds that, with implementation of proposed mitigation measures, the proposed project is consistent with the Coastal Act goals and objectives.

## CHAPTER 3, COASTAL ACT ANALYSIS - BALBOA MARINA, NEWPORT BEACH

### 30210. Posting of access

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

The Balboa Marina is a privately owned public use marina that provides recreational opportunities consistent with this objective. Signage is posted directing the general public to the marina.

### 30211. Development shall not interfere with access

*Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

The project is in a harbor, and no dry sand or rocky coastal beaches are in close proximity to the site. Public access to the marina will remain as currently exists from East Coast Highway or Bayside Drive.

### 30212.5 Distribution of public facilities

*Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.*

Existing parking and public facilities will remain unchanged.

### 30213. Encouragement of lower cost visitor and recreational facilities

*Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.*

*The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.*

While the City's Local Coastal Program has not been certified in its entirety, the Land Use Plan portion, Section 2.3, adopted in December 2005, discusses the availability of a variety of lower cost visitor and recreational facilities in Newport Harbor. The Balboa Marina provides docking space for charter boats used by local residents and visitors for recreational uses, in addition to docks for area residents for their personal boats. While marina space may be comparably priced with other marinas in the area, Balboa Marina serves an existing need as identified in the recently published California Boating Facilities Needs Assessment. That Assessment, dated October 15, 2002, projected a growth rate of 2% in the number of vessels in the 16'-25' size range during the period 2002 through 2020. Projected increases in boat numbers of vessels in the 26'-39' range were only 0.1% for the same period. Growth in the number of vessels over 40' in length has been projected at just over 2%. Demand for smaller slips has softened due to improvements in the trailer-ability of newer vessels in the 18'-35' range and the increase in less expensive dry storage alternatives. Of the more than 926,000 registered or documented boats in California, only about 14% are stored in the water. The majority of these vessels are above average length. Upgrading of the marina to ADA standards will also increase recreation resource availability to disabled persons. In addition, the project preserves existing recreational opportunities at the marina.

#### 30214. Implementation of public access policies; legislative intent

- (a) *The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:*
  - (1) *Topographic and geologic site characteristics*
  - (2) *The capacity of the site to sustain use and at what level of intensity.*
  - (3) *The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.*
  - (4) *The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.*
- (b) *It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.*
- (c) *In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.*

The project is consistent with this policy in that it preserves existing public access to recreational opportunities.

30220. Protection of unique water-oriented activities

*Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.*

The Balboa Marina will continue its existing use as a for-lease boat slip facility, thus protecting docking availability for recreational boating uses. Failure to replace the existing docks would result in continued degradation due to the age of the marina and normal wear and tear. The proposed project is necessary to protect the marina for continued use, in addition to providing access to disabled persons and enhancing safety based on design criteria required by the California Department of Boating and Waterways.

30221. Protection for recreational use and development of oceanfront land

*Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

This provision does not apply to this property due to its location in Newport Harbor, which is not oceanfront in this area.

30222. Priority of development purposes of private lands

*The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

The Balboa Marina complies with this provision in that it is a privately owned facility, dedicated to providing docking facilities to the public, on a for-lease basis, for coastal recreation and boating.

30223. Reservation of upland areas

*Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

The marina facility is located within Newport Harbor and does not contain ocean frontage area but maintains facilities in support of coastal recreational uses.

30224. Encouragement of recreational boating use

*Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.*

Availability of boat slips for lease encourages recreational boating. The number of available slips will be reduced from 132 to 101. However, based on the current trends towards larger boat slip requests, the new marina will enhance recreational boat usage by providing dock facilities for a broader range of boats and better meeting market demands. The marina also provides support facilities such as a pump-out station, restrooms, and utility hook-ups. Updated

support facilities are necessary due to the continuing wear and tear to the marina. In addition, ADA accessible facilities will allow and encourage boating opportunities for disabled persons.

### 30230. Maintenance and restoration of marine resource

*Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.*

The City has prepared a Mitigated Negative Declaration (MND) that provides analysis of marine resources that could be impacted as a result of the demolition and reconstruction of Balboa Marina. In accordance with the adoption of the MND, mitigation measures have been applied to protect, enhance, and restore all marina resources impacted by project development. In particular, the installation of a new pump station will reduce potential to degrade water quality. Boat owners will have the ability to pump holding tanks for appropriate disposal of wastewater. Also, the project proposes to restore impacted eelgrass beds by a 1.2:1 ratio on-site in conjunction with City and resource agency consultation.

### 30231. Maintenance and restoration of water quality

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

The project provides for various measures, as specified in the MND mitigation measures, to protect the biological productivity and quality of coastal waters. In addition, the project will be required to obtain and comply with an Army Corps of Engineers Section 404 Permit and Regional Water Quality Control Board Section 401 Water Quality Certification for activities related to the demolition and reconstruction of the marina. The new facility will include a pump-out station for waste water discharge from boats using the marina.

### 30232. Protection against spills of oil and hazardous substances

*Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.*

There are no hazardous materials on-site, nor will any be kept. All refueling takes place off-site per Newport Harbor regulations. The MND prescribes numerous mitigation measures to be carried out both ensuring the temporary construction term and during the life of the project. In addition, the marina is required, under the Newport Beach Harbor Permit Policy, to maintain adequate safeguards to prevent pollution of Newport Bay from recreational and/or commercial use. Also, the City of Newport Beach Waterfront Project Guidelines and Standards require the preparation of a “Marina Management Plan” that identifies Best Manage-

ment Practices (BMPs) to minimize the introduction of potential pollutants into the Bay as a result of daily operations.

30233. Diking, filing or dredging of waterways; erosion control

- (a) *The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, environmental effects, and shall be limited to the following:*
  - (1) *New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.*
  - (2) *Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.*
  - (3) *In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degrading wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities shall not exceed 25 percent of the degraded wetland.*
  - (4) *In open coastal waters, other than wetlands, including streams estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.*
  - (5) *Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.*
  - (6) *Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.*
  - (7) *Restoration purposes.*
  - (8) *Nature study, aquaculture, or similar resource-dependent activities.*
- (b) *Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.*
- (c) *In addition to the other provisions of this section, diking, filing, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.*

*For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that not less than 80 percent of all boating facilities proposed to be developed for improved, where such improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.*

- (d) *Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients which would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provision of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for such purposes are the method of placement, time of year of placement, and sensitivity of the placement area.*

The project does not propose filling of any coastal waterway or wetland on a permanent basis. The project will include dredging consistent with section 30233(a)(2) and (a)(4) of the Coastal Act. Currently, the marina has accommodation for larger boats and, in order to enable the continued use of the marina, the dredge profile proposed to -10 feet is necessary to ensure safe operation and berthing. Dredging of the area where the reconstruction will take place and in the adjacent channel is required to restore the original channel and provide for safe navigation and vessel berthing. The project is consistent with the exception identified in subsection (2) above related to dredging which is permitted in order to maintain existing, or restore previously dredged depths, in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

There is no feasible less environmentally damaging alternative to the project dredging. The alternative to dredging would be for the project not to go forward, which would result in a reduction in public access to recreational activities as the existing marina nears the end of its useful life. In order to prevent significant impacts to the waters of the Harbor, the MND has provided mitigation measures related to sediment sampling and disposal methods for dredged materials. All materials dredged from the site will be removed to a location designated for sediment disposal, "LA-3" Ocean Dredged Material Disposal Site. In addition, if on-site monitoring of the demolition and construction determines that water turbidity reaches levels (as specified in the Section 401 Water Quality Certification) that might produce adverse impacts, mitigation has been provided to construct a silt curtain to contain sediments until normal water quality levels return. No erosion or flood control facilities will be constructed related to the proposed marina reconstruction.

#### 30234. Protection of commercial fishing and recreational boating industries

*Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.*

As stated in the City of Newport Beach Local Coastal Program LUP, Newport Beach provides over 1,200 bay moorings in the harbor. Newport Harbor has 16 marinas providing 2,100 slips. The proposed project results in a loss of 31 boat slips from existing operating capacity. The reduction in boat slips would allow for the accommodation of larger boats in the



marina. The California Department of Boating and Waterways prepared a Boating Facilities Needs Assessment dated October 15, 2002, which supports the necessity to accommodate the larger boat slips. According to the Assessment, approximately half of the marinas in the South Coast region are operating at full capacity. However, when there are slip vacancies, they are for berths under 39 feet in length. Specifically, boat trends point towards a need to reconfigure many older marinas, reducing the number of small berths and increasing the number of larger berths. The correlation of current projections and market demand for larger slips in Newport Harbor is supported by the CRC Newport Harbor Slip Size/Wait List Analysis, dated February 15, 2006. The analysis shows that the current median slip size of the 481 CRC slips in Newport Harbor is 34 feet in length. The median slip size is slightly shorter at 32 feet at Balboa Marina. The Wait List Correlation shows that the market demand today has shifted upward and is most pronounced in the 40'+ range. In addition, Balboa Marina was built in 1964 and is not operating at current ADA standards for safety and accessibility. The proposed project will protect existing recreational boating uses while complying with current standards for safety and assuring the continuing usefulness of the marina through replacement of aging docks.

#### 30234.5. Importance of fishing activities

*The economic, commercial and recreational importance of fishing activities shall be recognized and protected.*

This provision does not apply, as fishing facilities are not specifically a part of the marina reconstruction.

#### 30235. Revetments, breakwaters, etc.: permitted

*Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shorelines and supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.*

This provision does not apply, as no such structures are included in the project.

#### 30236. Waterway modification; mitigation; restrictions

*Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.*

This provision does not apply, as no alteration will occur to channels, dams, rivers, or streams.

### 30240. Protection of environmentally sensitive habitat areas; development in adjacent areas

- (a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
- (b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts continuance of those habitat and recreation areas.*

Due to the nature of the project area, several studies and analytical documents have been prepared to ensure concord between biological resources found on- and off-site and the proposed project. In October 2003, Tetra Tech Inc. prepared an eelgrass survey for Balboa Marina, which was followed by a Biological Survey & Assessment completed in November 2004. Concurrent with Tetra Tech's efforts, Coastal Resources Management of Newport Beach began mapping and mitigation efforts in Newport Harbor to identify impact areas. Merkel & Associates provided the City of Newport Beach with a Third Party Review of Biological Documents, dated March 21, 2005. Rick Ware of Coastal Resources Management prepared and submitted an Eelgrass Mitigation Plan with respect to the Balboa Marina Renovation Project on October 29, 2005. A Response to Third Party Review on Tetra Tech's Balboa Marina Biological Survey and Assessment was completed on December 22, 2005.

In addition to the extensive documentation compiled in response to the project, there has been continuing correspondence with the California Department of Fish and Game (CDFG) and the United States Fish and Wildlife Service (USFWS) regarding impacts of the marina renovation on biological resources. These studies were used to assess potential disturbance or elimination of sensitive resources in order to provide appropriate mitigation.

Eelgrass, which is considered a Sensitive Marine Resource by the National Marine Fisheries Services, USFWS and CDFG is present currently in the Balboa Marina. Per Balboa Marina Reconstruction MND mitigation measures, the project proponent will provide mitigation to a ratio of 1.2:1. However, recent field observations conducted by Rick Ware (CMA) have shown that unusual storm related rains and runoff, which occurred during the 2004-05 winter season, may have caused a reduction in eelgrass acreage within the potential dredging areas in the Balboa Marina. Pre-construction surveys will be performed to document the amount of eelgrass present prior to initiation of dredging activities, consistent with the Southern California Eelgrass Mitigation Policy (SCEMP). Mitigation will be provided on-site based on the 2003 eelgrass survey results, including the five-year post-planting monitoring by the SCEMP. Reports shall be submitted to the appropriate resource agencies.

While the proposed project, which is in Lower Newport Bay, is not located on any federally protected wetlands, Upper Newport Bay contains federally protected wetlands. The nearest federally protected wetland is approximately two-thirds mile from the project site. No dredging will occur in close proximity to the wetlands, and no removal, refilling, or hydrological interruption will occur. In addition, the project has been conditioned to obtain a Section 404 permit from the State Water Resources Control Board in order to prevent environmental impacts on this wetlands area.

The California Least Tern and the Brown Pelican are identified as endangered species by USFWS. Both are present in Newport Bay, including the project vicinity. The Least Tern population nests in a site located three miles from the project site in the Newport Beach Eco-

logical Reserve. The Tetra Tech 2004 study has documented that Least Terns typically forage in open waters within two miles of their nesting site. Newport Bay is not a potential nesting area for the California Brown Pelican. Nesting areas are restricted to islands in the Gulf of California and islands along the coast from Baja California to West Anacapa and Santa Barbara Islands in Southern California. Based on analysis in the Balboa Marina MND, it is not anticipated that demolition and construction activities will result in an impact to the Least Tern or the Brown Pelican. Provision of an on-site biologist during project implementation will further reduce the possibility of significant impacts.

While the above-mentioned protected and sensitive species occur within the vicinity of the project, the area has not been designated an ESHA.

#### 30241. Maintenance of prime agricultural land

*The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:*

- (a) *By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.*
- (b) *By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.*
- (c) *By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.*
- (d) *By developing available lands not suited for agriculture prior to the conversion of agricultural lands.*
- (e) *By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.*
- (f) *By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of prime agricultural lands.*

This provision does not apply, since none of the proposed activity will occur on land, but rather within the waters of Lower Newport Bay. No agricultural land exists in the project vicinity.

20341.5. Determination of viability of agricultural land uses; economic feasibility evaluation

(a) *If the viability of existing agricultural uses is an issue pursuant to subdivision (b) of Section 30241 as to any local coastal program or amendment to any determination of "viability" shall include, but not be limited to, consideration of an economic feasibility evaluation containing at least both of the following elements:*

- (1) *An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of the proposed local coastal program or an amendment to any local coastal program.*
- (2) *An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.*

*For purposes of this subdivision, "area" means a geographic area of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for those lands included in the local coastal program or in the proposed amendment to a certified local coastal program.*

(b) *The economic feasibility evaluation required by subdivision (a) shall be submitted to the commission, by the local government, as part of its submittal of a local coastal program or an amendment to any local coastal program. If the local government determines that it does not have the staff with the necessary expertise to conduct the economic feasibility evaluation, the evaluation may be conducted under agreement with the local government by a consultant selected jointly by local government and the executive director of the commission.*

This provision does not apply, as the project site is within the waters of Lower Newport Bay.

30242. Conversion of lands suitable for agricultural use

*All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.*

This provision does not apply as the project site is within the waters of Lower Newport Bay.

30243. Protection of the long-term productivity of soils and timberlands

*The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing ad related facilities.*

This provision does not apply as the project site is within the waters of Lower Newport Bay.

### 30244. Archaeological or paleontological resources; mitigation required

*Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

This provision does not apply as the project site does not contain archaeological or paleontological resources which would be adversely impacted.

### 30250. Location, generally

- (a) *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*
- (b) *Where feasible, new hazardous industrial development shall be located away from existing developed areas.*
- (c) *Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.*

With respect to visitor-serving facilities, the project proposes to continue its existing use as a marina, but with a broader mix of boat slip sizes to accommodate the growing trend towards larger slip demand. The renovation of the Balboa Marina will provide a facility built to existing standards for safety and function.

This development does not fall into any of the other categories mentioned.

### 30251. Scenic and visual qualities

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Scenic and visual qualities of coastal areas will remain substantially the same after renovation of the marina. No new buildings are proposed, and views from adjacent properties, as well as the marina itself, will be unchanged.

### 30252. Enhancement and maintenance of public coastal access

*The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) pro-*

*viding adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.*

Only section (4) has been determined to be applicable to this project. The parking adjacent to Balboa Marina will remain unchanged. The reduction in the number of boat slips proposed will collaterally reduce the number of parking spaces required for users of the marina facilities. The existing parking facilities are adequate to serve the existing and proposed use of the marina.

### 30253. Development mandates

*New development shall:*

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board s to each particular development.*
- (4) Minimize energy consumption and vehicle mile traveled.*
- (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

- (1) The siting of the marina at this location poses no unacceptable or unusual risks from fire, flood, or geotechnical hazards. This is an existing development and impacts due to renovation of the marina have been analyzed in the MND, including geologic, flood and fire hazards.
- (2) Since the new dock structure will be contained within the waters of Lower Newport Bay and no grading will occur, this provision does not apply.
- (3) The project is consistent with these requirements, since project construction and operation will not exceed established thresholds as discussed in Section 4.3, Air Quality.
- (4) Energy consumption will be insignificant since utility use is limited to dockside electrical plug-ins, lighting, and pump-out station use. The pump-out station is the only new facility to be added to the existing site. The reduction in the number of slips will reduce energy consumption and vehicle miles with fewer people using the facilities.
- (5) Updating the marina is a beneficial improvement to the community, which is a popular destination for many visitors.

30254 through 30265.5

These provisions do not apply to the project.

No impacts due to conflicts with land use plans, policies or regulations will occur as a result of project implementation.

- c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan? (No Impact)*

The project site in Lower Newport Bay is located within the Orange County Central Coastal NCCP planning area. However, the site is not within the established reserve. The Upper Newport Bay area is an established reserve and has been set aside as biologically significant. Section 4.4 – Biological Resources (beginning on page 26) addresses potential impacts to riparian habitat or wildlife species within the parameters of federal, state, and city regulations. No impacts to any applicable Habitat Conservation Plan or Natural Community Conservation Plan will occur due to project implementation.

#### 4.10 Mineral Resources

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. Mineral Resources – Would the project:</b>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (No Impact)*

The proposed project will not result in the loss of availability of either a known mineral resource or a locally important mineral resource recovery site, since the project site has been developed with an existing marina for over 40 years. Marina reconstruction would not preclude access to any minerals in the future. No impact will occur with the implementation of the proposed project.

b) *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (No Impact)*

See response to item a) above. No impact will occur with the implementation of the proposed project.



## 4.11 Noise

Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). To further refine the measurement, the A-weighted decibel scale (dBA) discriminates against varying frequency sensitivities among human ears. In terms of human response to noise, a sound that is 10 dBA higher than another is judged to be twice as loud, 20 dBA higher is four times louder, and so forth. Everyday sounds normally range from 30 dB to 100 dB.

Noise impacts are divided into two categories: short-term and long-term. While the long-term noise levels will remain similar, or slightly reduced, with the proposed project, the short-term impacts of demolition and construction activities will result in temporary impacts.

In order to fully assess the potential noise impacts from the demolition and reconstruction of the dock facility at Balboa Marina, an Environmental Noise Study dated January 2006 and a Report Addendum Regarding the Revised Site Layout for Balboa Marina dated June 29, 2006 were prepared by Wieland Associates, Inc. (Wieland) and are included herein as Appendix M and Appendix N, respectively. In addition, an Estimated Noise & Vibration analysis was prepared by ARUP utilizing their experience and research in the field of acoustics and vibration and available published data. The facts and analysis contained in this section are based on the referenced documents. Section 4.4, Biological Resources, will include additional information and analysis regarding potential impacts to fish and birds in the area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. Noise</b> – Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Potentially Significant Unless Mitigation Incorporated)*

The City's Noise Ordinance is contained in Title 10, Chapter 10.26, of the Newport Beach Municipal Code and contains the City's policies on noise.

Project implementation will result in noise impacts due to demolition and construction. The primary source of construction noise is heavy equipment. Demolition and pile driving will create the highest noise levels. The nearest homes are located directly across the channel on Linda Isle. It is possible that noise associated with project demolition and construction could exceed the city's exterior noise standards for very short periods.

The City's Noise Ordinance (Municipal Code Chapter 10.26) has designated noise zones by property use. As a Recreational Marine Commercial area, the project is designated Noise Zone II. The noise standards for Noise Zone II include an exterior noise level of 65 dBA between 7:00 a.m. and 10:00 p.m. and 60 dBA between 10:00 p.m. and 7:00 a.m. Construction of the project could result in noise levels at residential areas in excess of the City's Noise Ordinance. However, Section 10.26.035 – Exemptions – allows construction activities to exceed established noise thresholds if the demolition and construction activity occurs between 7:00 a.m. and 6:30 p.m. on weekdays and 8:00 a.m. and 6:00 p.m. on Saturdays. Construction work is prohibited on Sundays and federal holidays. The City's Municipal Code does not identify any quantitative noise level standards for construction activities, nor does it provide any standards or guidelines with respect to ground vibration. The following mitigation measure will ensure compliance with the City's standards and will reduce impacts to a level of insignificance:

### **Mitigation Measure**

- N-1 During demolition and construction activities, to reduce construction-related noise impacts, the project applicant shall ensure that construction is limited to periods of reduced noise sensitivity and thus reduce sleep disturbance and other noise nuisance potential. Pursuant to the City's Noise Ordinance, the construction contractor shall ensure that general construction activities (which include construction vehicle staging and idling engines) be conducted only between the hours of 7:00 a.m. and 6:30 p.m. on weekdays and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction activities are not allowed at any time on Sundays or local, state or federal holidays.

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Potentially Significant Unless Mitigation Incorporated)*

The project will expose people to groundborne vibration or groundborne noise levels. The City's standard construction regulations require that all construction vehicles or equipment, fixed or mobile, be equipped with properly operating and maintained mufflers to minimize noise and vibration.

### **Pile Driving**

Two forms of pile driving are being considered for the proposed project: impact and vibratory. The preferred method for the project is impact pile driving, which uses a diesel-powered, pneumatically actuated ram to pound the pile into the ground. In studies conducted over the years, the typical noise level produced during impact pile driving is 101 dBA at a distance of 50 feet. The maximum noise level produced during impact pile driving can range up to 111 dBA at a distance of 50 feet. The Addendum to the Wieland study places the residences on Linda Isle at a distance of 209 feet and the commercial buildings at a distance of

54 feet from impact source. Based on this distance, the average noise level is estimated to be 75 dBA on Linda Isle and 86 dBA at the commercial buildings. Results of daytime ambient noise measurements (Leq) for existing conditions range from 55.6 dBA to 60.0 dBA at the two Linda Isle measurement locations and 55.1 dBA to 57.4 dBA at the commercial locations. Consequently, it is estimated that the increase at the Linda Isle residences will be 15 to 20 dBA with an impact pile driver. At the commercial properties, it is estimated that the increase in noise will be 29 to 31 dBA with an impact pile driver. However, all pile driving activities will take place during the hours identified in the City's Noise Ordinance. In addition, an acoustical shroud will be in place to reduce the level of noise. Mitigation is provided to assure that the level of impact is reduced to less than significant.

## **Vibration**

The Wieland study analyzed ambient vibration measurements at two of the four locations selected for noise measurements. These two locations were Ristorante Mamma Gina and Orange Coast Yachts, both adjacent to Balboa Marina. Existing ambient vibration levels are well below the limit of 1 in/sec (inch per second) for building damage. The primary vibratory activities during the construction phase of the project would be the extraction of the existing piles and the driving of new piles. A vibratory pile driver operates by continuously shaking the pile at a fixed frequency, literally vibrating it into the ground. This operation may be more noticeable to nearby residents. Impact pile drivers, on the other hand, produce a high vibration level for a short time (0.2 seconds) with sufficient time between impacts to allow any resonant response to decay.

There are several different methods that are used to quantify vibration amplitude. Of these, peak particle velocity (PPV) is most appropriate for evaluating potential building damage, since it is related to the stresses that are exerted upon the buildings. Exhibit 7 – Contour for Impact Pile Driving, delineates the projected area of impact for impacts at a PPV value of 1 in/sec. The heavy line overlaying the marina in Exhibit 7 depicts the limit of the potential pile driving vibration impact. Analysis using a root mean square (rms) particle velocity of 2 in/sec is commonly used as a safe threshold limit for buildings. For an rms velocity of 1 in/sec, the equivalent PPV value is 1.4 in/sec. This is the level where minor damage may occur. The Wieland study has concluded that no damage should be expected at a PPV of 1 in/sec. However, a small risk of structural damage still exists even at relatively low vibration velocities (in particular due to dynamic settlements caused in loose soils) unless mitigation is incorporated. This potential risk would include the commercial buildings, but not the residences on Linda Isle.

The following mitigation measures are incorporated, as suggested in the Wieland study, to reduce impacts to a less than significant level:

### **Mitigation Measures**

- N-2 During construction, the project applicant shall ensure that a qualified structural engineer and a qualified geotechnical engineer are on-site to perform tests and observations during pile driving to ensure the structural stability of surrounding structures based on a peak particle velocity (PPV) which is not to exceed the threshold value of 1.4 in/sec.
- N-3 During construction, the project applicant shall ensure that vibration velocity measurements shall be obtained inside and outside the residential and commercial buildings throughout pile driving activities. Data shall be reviewed by a qualified structural engineer and a qualified geotechnical engineer to assess structural stability of buildings.
- N-4 During pile driving, the project applicant shall ensure that the pile and driver shall be completely enclosed on all sides by an acoustical shroud. The shroud shall extend from the barge or water surface to a point at least 5 feet above the top of the pile to be driven. The acoustical shroud, held in place by a crane, shall surround the pile driving assembly during pile driving activities.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (No Impact)*

The majority of the permanent noise generated by the proposed project will be consistent with, and potentially less than, the levels that already exist. Completion of the proposed project will result in a reduction of boat slips from 132 slips to 101 slips. This reduction would result in fewer cars arriving and departing at the dock parking lot and fewer boats, with their attendant engine noise, making trips into and out of the marina. The project will not result in a substantial permanent increase in ambient noise levels and no impact will result from project implementation.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Less Than Significant Impact)*

It is anticipated that the project will result in a substantial temporary impact to noise levels in the project vicinity due to demolition and construction activities. However, construction impacts are short-term, and mitigation measures will be incorporated to reduce levels to less than significant. In addition, the project will comply with City of Newport Beach Noise Ordinance standards per Mitigation Measure N-1 in order to reduce impacts.

The primary sources of construction-related noise will be demolition, pile driving, and dredging operations. Noise may also be increased due to a portion of the existing parking lot being used as a staging area for construction equipment and prefabricated dock assembly. Equipment to be used during the demolition and reconstruction process will include a crane barge, an impact hammer, a dredge, generators, and a small work boat.

### **Demolition**

A crane barge will be utilized during the construction process. During removal of the docks, the barge will be moored to the existing piles. The pilings will either be removed by vibratory extraction or will be cut at the mudline if vibratory extraction fails to remove the pile.

## Dredging

Currently, the marina has accommodation for larger boats and, in order to enable the continued use of the marina, the dredge profile proposed to -10 feet is necessary to ensure safe operation and berthing. The barge engines are the primary noise sources associated with dredging. The Wieland study projects the following noise levels based on an average noise level of 86 dBA at a distance of 50 feet: 72 dBA at the Linda Isle residences (approximately 160 feet distant), 76 dBA at the commercial buildings (approximately 100 feet distant), and 33 dBA at Least Tern Island (approximately 14,800 feet distant).

## Construction

The construction phase of the project will involve the placement of the guide piles and the assembly and placement of the dock. The concrete floats will be pre-fabricated off-site and assembled at the project staging area. Noise from the pile driving activities is discussed above in item (b).

As noted above, the City's Noise Ordinance exempts construction projects during the hours from 7:00 a.m. to 6:30 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction activities are allowed on Sundays or legal holidays. However, incorporation of mitigation measures contained herein will reduce short-term noise impacts resulting from the demolition and construction of the marina.

- e) *For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (No Impact)*

The nearest airport to the project site is the John Wayne Airport, approximately five miles away. The project is not within the CNEL contour line for noise impact zones. Additionally, the project site is not within the Airport Environs Land Use Plan for any airport. The project will not expose people residing or working in the project area to excessive noise levels and no impact will occur.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (No Impact)*

There is no private airstrip located within the vicinity of the proposed project. Therefore, the project will not expose people residing or working in the project area to excess noise levels, and no impact will occur.

## 4.12 Population and Housing

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. Population and Housing – Would the project:</b>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project induce substantial population growth in an area, either directly or indirectly? (No Impact)*

The proposed project is the reconstruction of an existing marina. The proposed project will not directly induce substantial population growth, as the project will remain in the general existing boundaries of the marina and will not involve the construction of residential homes. The project will not indirectly induce substantial population growth. Additionally, the project site is located in the nearly built-out city of Newport Beach. No impacts will occur with the implementation of the proposed project.

- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (No Impact)*

The proposed project will remain within the existing boundaries of the marina, and there are no existing residential homes situated on-site. Furthermore, the marina does not house any live-aboard tenants. Therefore, the project will not involve the displacement or replacement of residential development. No impact will occur with the implementation of the proposed project.

- c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (No Impact)*

The project site consists of an existing marina and will not displace any residential development. The project involves the removal of an existing dock, dredging in the area underneath the dock and in the adjacent channel, and the installation of a new dock and facilities. The marina does not house any live-aboard tenants. No impact will occur with the implementation of the proposed project.

### 4.13 Public Services

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. Public Services</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public service:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project result in substantial adverse impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services? Fire Protection? Police Protection? Schools? Parks? Other Public Facilities? (No Impact)*

The proposed project will not result in new impacts on fire protection, police protection, schools, parks, or other public facilities. Public services are currently being provided for the existing marina. The proposed project involves the removal of an existing dock, dredging beneath the dock area and adjacent channel, and the installation of a new dock and facilities. The new marina will remain within the existing pier head lines, will serve 31 fewer boats, and will not result in an increased demand of public services. No impact will occur with the implementation of the proposed project.

#### 4.14 Recreation

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. Recreation</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Less Than Significant Impact)*

The project could potentially result in an increased use of existing recreational facilities. Specifically, the reduction in the number of boat slips at Balboa Marina will necessitate securing slips in other locations by boat owners who prefer in-water docking. Dry storage and removal of boats to off-site locations are possible options, utilizing launch ramps to return the boats to the water. According to the City’s Local Coastal Program Land Use Plan, approved by the Coastal Commission on October 13, 2005, Newport Harbor has 16 marinas providing over 2,100 slips. Commercial dry storage facilities are provided at the Newport Dunes Aquatic Park and some boat yards. Construction activities at Balboa Marina will result in the temporary loss of all boat slips for a period of approximately 6 months while the 101-boat-slip marina is reconstructed. For slips still occupied at the commencement of construction, lessees will be offered vacant slips in other California Recreation Company marinas in Newport Harbor or will be offered re-location assistance. Mitigation Measure R-1 will ensure that less than significant impacts occur to existing lessees at the time the marina reconstruction commences.

The proposed project will result in a permanent loss of 31 boat slips which will reduce recreational opportunities. In order to reduce the impacts associated with the loss of 31 slips, the project applicant proposes to offer re-location assistance. Mitigation Measure R-2 will reduce impacts to less than significant in addition to allowing implementation of the proposed project to reconfigure the existing marina to current boating and ADA standards.

#### Mitigation Measure

- R-1 Prior to commencement of construction, the applicant shall insure that lessees requiring temporary accommodation for their boats will be relocated to other California Recreation Company marinas in Newport Harbor subject to availability or will be provided re-location assistance.
- R-2 Prior to the commencement of construction, applicant shall insure that lessees permanently displaced by the reconstruction will be relocated to other California Recreation Company marinas in Newport Harbor subject to availability or will be provided relocation assistance.



- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (Less Than Significant Impact)*

The Balboa Marina is a recreational facility providing for-rent boat slips. Construction of new facilities will result in a loss of 31 boat slips. The demolition and construction impacts of the proposed project are discussed in Section 4.3 (Air Quality, beginning on page 22), Section 4.8 (Hydrology and Water Quality, beginning on page 42), and Section 4.11 (Noise, beginning on page 62). Mitigation has been provided to reduce those impacts to a less than insignificant level. Project implementation will result in a new marina with upgraded docks and utilities, the addition of a pump-out station, and compliance with building standards under the Americans with Disabilities Act. Related impacts have been mitigated to a less than significant level.

#### 4.15 Transportation/Traffic

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. Transportation/Traffic – Would the project:</b>				
a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (No Impact)*

The proposed project would not cause an increase in relation to the existing traffic load or capacity of the street system. The proposed project would reduce the number of available boat slips from 132 to 101, a reduction of 31 boat slips. The Institute of Transportation Engineers (ITE) Trip Generation Report allocates a vehicle trip generation rate of 4 Average Daily Trips (ADT) per workday for each berth (boat slip). Currently the trip generation rate for the marina is 528 ADT (132 slips x 4 ADT). Upon project implementation the marina would observe a vehicle reduction of 124 ADT (31 x 4 = 124) due to the loss of 31 boat slips, resulting in 404 ADT. Therefore, there would be no impact on traffic load and capacity due to project implementation.

- b) *Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (No Impact)*

The proposed project would not exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways because the project will result in a reduction of trip traffic. No impacts would occur, see item a) above. The proposed project would not increase the number of Average Daily Trips at the site, and would not impact the level of service for any roads or highways.

- c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (No Impact)*

The proposed project would not result in a change in air traffic patterns, as it is not located within the direct vicinity of an airport or within an Airport Master Plan zone. However, the proposed project is located approximately five miles from John Wayne Airport, which uses a path directly over the project site for some take offs and landings. The proposed project would have no impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because the project involves the replacement of an existing boat marina.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (No Impact)*

The proposed project would not increase hazards due to a design feature or incompatible use. The proposed project is limited to the reconstruction of an existing marina facility. No changes or alterations would be made to the adjoining parking lot or roadways and no impacts will occur with project implementation.

- e) *Would the project result in inadequate emergency access? (No Impact)*

The proposed project would retain current emergency access in the parking lot area. The new marina facilities would be constructed with access points throughout the main walkways. The walkways and dock fingers would be constructed to the City of Newport Beach's Harbor Permit Policy Standards and the California Department of Boating and Waterways requirements.

- f) *Would the project result in inadequate parking capacity? (No Impact)*

The proposed project would not result in inadequate parking capacity. The parking lot adjacent to the marina has 298 parking spaces, which also serves Mamma Gina's and 3-Thirty-3 Restaurant, and office building and the nautical museum. The City of Newport Beach Harbor Permitting Policy requires that 0.75 parking stalls be provided for each single boat slip. The current parking demand at the site is 99 stalls (132 slips x 0.75 parking stalls). The proposed project would require 76 parking stalls (101 slips x 0.75 parking stalls). As stated previously, there will be a reduction of 31 boat slips from the marina, which results in 23 fewer (31 x 0.75 = 23) parking spaces required for the project site. However, there will be no decrease in the number of available parking spaces due to project implementation.

- g) *Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (No Impact)*

The proposed project is the reconstruction of an existing marina facility, which would not conflict with adopted policies, plans, or programs supporting alternative transportation. There would be no impacts on alternative transportation due to project implementation.

#### 4.16 Utilities and Service Systems

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. Utilities and Service Systems – Would the project:</b>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Are sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in the determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Would the project include a new or retrofitted storm water treatment control best management practice (BMP) (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (No Impact)*

The proposed project will not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. The project will include a new pump-out facility for use by vessels utilizing the marina. The existing sewer system will have adequate capacity to accommodate the requirements of the proposed project which will reduce the existing number of boat slips from 132 to 101. No impact will occur with project implementation.

b) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (No Impact)*

See response to item a) above. No new water or wastewater treatment facilities will be required with implementation of the proposed project and no impacts will occur.

- c) *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (No Impact)*

The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities. The construction of the new dock in Balboa Marina will occur within the waters of Newport Bay and will not be incorporated into storm water drainage facilities at or near the site. No impacts will occur with project implementation.

- d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (No Impact)*

The proposed project would not require additional water supplies. The reduction in number of boat slips will result in a lesser demand on water supplies, and no impact will occur with project implementation.

- e) *Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Less Than Significant)*

No additional capacity or future increase in demand will result from project implementation, and impacts will be less than significant. The proposed pump-out facility will be directly connected to the sewer line. However, this would not result in a significant increase in sewerage flows.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (No Impact)*

Due to the reduction in the number of boat slips, the proposed project will generate less solid waste. The existing landfill capacity will continue to be sufficient to accommodate the project's disposal needs, and no impact will occur.

- g) *Would the project comply with federal, state and local statutes and regulations related to solid waste? (No Impact)*

The proposed project currently complies with federal, state, and local statutes and regulations related to solid waste. Since the project will result in a reduction in solid waste disposal requirements, no impact will occur with the implementation of the proposed project.

- h) *Would the project include a new or retrofitted storm water treatment control best management practice (BMP) (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)? (No Impact)*

The project will not include a new or retrofitted storm water treatment control best management practice. The project will not result in any impacts to existing storm water facilities in the area and no impact will occur with project implementation.

#### 4.17 Mandatory Findings of Significance

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. Mandatory Findings of Significance</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, effects of other current projects and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Potentially Significant Unless Mitigation Incorporated)*

The proposed project has the potential to impact the California Least Tern and the Brown Pelican, both identified as endangered species by USFWS. In addition, dredging activities have the potential to degrade visibility in the water, impacting foraging ability for the Least Tern. The project will potentially impact 7,387 square feet of eelgrass through dredging and reconstruction activities. However, mitigation measures have been included to prevent potential significant impacts to fish, wildlife and plants and reduce impacts to a level of insignificance.

- b) *Does the project have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, effects of other current projects and the effects of probable future projects.) (Less Than Significant)*

The project as proposed will result in short-term impacts. The proposed demolition and reconstruction of the Balboa Marina is necessary to replace deteriorating dock structures and meet the current ADA and California Department of Boating and Waterways standards. However, these impacts are either below identified thresholds or mitigated to a level of less than significant. As analyzed, there are currently no other projects planned within the immediate vicinity of the proposed project site and all impacts are considered less than significant.

- c) *Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (No Impact)*

Due to the mitigation measures imposed, there will be no significant effects after mitigation.

## 5. Summary of Mitigation Measures

Topical Area	Mitigation Measure	Impact
Biological Resources	<p>B-1 During all dock removal, dredging and construction activities, the project applicant shall ensure that a qualified biologist is stationed on-site to monitor and keep recordation of Least Tern numbers, behavior, and foraging capabilities. The on-site biologist shall submit monitoring reports to USFWS and CDFG at an interval and in detail as the federal and state resource agencies deem appropriate. In the event that the on-site biologist, the USFWS, or the CDFG determine that project activities are a detriment to the Least Tern foraging capabilities, all activities shall cease until a resolution is reached.</p>	
	<p>B-2 During construction, the project applicant shall reduce the impact of sediment and contaminants through the implementation of Best Management Practices (BMPs), including, but not limited to, placement of trash receptacles and silt fences, particularly within the construction staging area.</p>	
	<p>B-3 During all dredging activities, the project applicant shall ensure that an on-site biologist shall conduct visual observations of the water column during dredging, which shall consist of monitoring turbidity 100 feet downcurrent from the dredging activities to determine if the turbidity is 20% greater than ambient conditions (such as 100 feet upcurrent) as a result of dredging activities. In the event that water column turbidity reaches a threshold of 20% greater than ambient conditions, a silt curtain will be installed. If the silt curtain is not a feasible remedy or cannot reduce the level of turbidity to below the said level of threshold, dredging activities will cease until turbidity returns to normal.</p>	
	<p>B-4 The project applicant shall conduct a pre-construction eelgrass survey prior to construction efforts, and a post-construction eelgrass survey upon project completion. Said surveys shall include the project area and the surrounding vicinity for the purpose of documenting all existing eelgrass beds and ensuring that all construction impacts on eelgrass are mitigated in their entirety, including those due to the anchoring of construction-related boats outside the dredge footprint. Said surveys shall be consistent with the Southern California Eelgrass Mitigation Policy (SCEMP), and include the five-year post-planting monitoring required by the SCEMP. Reports shall be submitted to the appropriate resource agencies to ensure success criteria are met.</p>	
	<p>B-5 The project applicant shall ensure that all impacts to eelgrass, as indicated by pre-construction and post-construction eelgrass surveys, shall be mitigated to a ratio of 1.2 square feet for every 1.0 square foot impacted. The project applicant shall coordinate with state and federal resource agencies regarding the feasibility of on-site mitigation.</p>	



Topical Area	Mitigation Measure	Impact
	<p>B-6 Prior to dredging and construction activities, the project applicant shall ensure that all on-water construction vehicles and dredging machinery be provided with a detailed and comprehensible map delineating existing eelgrass beds in the project vicinity, including a 20-foot perimeter outside the project area. The project proponent shall also be responsible for ensuring that all on-water construction vehicles and dredging machinery avoid the mapped eelgrass beds. In the event that eelgrass outside the dredge plan area is unavoidably impacted due to construction activities or vehicles, mitigation measures B-4 and B-5 shall ensure that these areas are properly mitigated by the project applicant.</p>	
	<p>B-7 The project applicant shall conduct a pre-construction Caulerpa Taxifolia survey 30 to 90 days prior to dredging efforts, and a post-construction Caulerpa Taxifolia survey within 30 to 90 days after project completion. Said surveys shall be consistent with the Southern California Eelgrass Mitigation Policy and the City of Newport Beach Harbor Permitting Policy H-1</p>	
	<p>B-8 Prior to project initiation, the project applicant shall obtain a Section 404 permit from the Army Corps of Engineers, as required by law, to protect federally protected wetlands.</p>	
Geology and Soils	<p>G-1 During dredging operations, the project applicant shall ensure that no dredging will occur within eight (8) feet of the bulkhead, as measured horizontally. Beyond this limit, slopes shall be dredged to a 4:1 horizontal to vertical ratio, or flatter.</p>	
	<p>G-2 During dredging operations, the project applicant shall ensure that dredge slopes adjacent to Mamma Gina's along the southern shore of the channel will be inclined at a 5:1 horizontal to vertical ratio, or flatter.</p>	
	<p>G-3 During dock construction, the project applicant shall ensure that all pile driving activities maintain a minimum distance of 30 feet from the shoreline not supported by a bulkhead adjacent to Mamma Gina's.</p>	
Hazards and Hazardous Materials	<p>Ha-1 Prior to commencement of demolition, the applicant shall obtain appropriate permits for the demolition and removal of existing docks to ensure compliance with the City's standards for such activities.</p>	
Hydrology and Water Quality	<p>H-1 – Prior to commencement of dredging activities, project applicant shall perform sediment sampling test results following protocol requirements of the ACOE and RWQCB. Test results shall be sent to the ACOE and RWQCB, as well as the City of Newport Beach for review and approval.</p>	
	<p>H-2 – During demolition and construction, project applicant shall comply with all regulations and conditions, including monitoring and reporting, as set forth in the Section 404 Permit and Section 401 Certification.</p>	

Topical Area	Mitigation Measure	Impact
Noise	<p>N-1 During demolition and construction activities, to reduce construction-related noise impacts, the project applicant shall ensure that construction is limited to periods of reduced noise sensitivity and thus reduce sleep disturbance and other noise nuisance potential. Pursuant to the City’s Noise Ordinance, the construction contractor shall ensure that general construction activities (which include construction vehicle staging and idling engines) be conducted only between the hours of 7:00 a.m. and 6:30 p.m. on weekdays and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction activities are not allowed at any time on Sundays or local, state or federal holidays.</p>	
	<p>N-2 During construction, the project applicant shall ensure that a qualified structural engineer and a qualified geotechnical engineer are on-site to perform tests and observations during pile driving to ensure the structural stability of surrounding structures based on a peak particle velocity (PPV) which is not to exceed the threshold value of 1.4 in/sec.</p>	
	<p>N-3 During construction, the project applicant shall ensure that vibration velocity measurements shall be obtained inside and outside the residential and commercial buildings throughout pile driving activities. Data shall be reviewed by a qualified structural engineer and a qualified geotechnical engineer to assess structural stability of buildings.</p>	
	<p>N-4 During pile driving, the project applicant shall ensure that the pile and driver shall be completely enclosed on all sides by an acoustical shroud. The shroud shall extend from the barge or water surface to a point at least 5 feet above the top of the pile to be driven. The acoustical shroud, held in place by a crane, shall surround the pile driving assembly during pile driving activities.</p>	
Recreation	<p>R-1 Prior to commencement of construction, the applicant shall insure that lessees requiring temporary accommodation for their boats will be relocated to other California Recreation Company marinas in Newport Harbor subject to availability or will be provided relocation assistance.</p>	
	<p>R-2 Prior to the commencement of construction, applicant shall insure that lessees permanently displaced by the reconstruction will be relocated to other California Recreation Company marinas in Newport Harbor subject to availability or will be provided relocation assistance.</p>	

**APPENDIX J**  
**AGENCY CORRESPONDENCE**



# CITY OF NEWPORT BEACH

## OFFICE OF THE CITY CLERK

Leilani I. Brown, MMC

December 6, 2013

Devina Horvath  
501 Parkcenter Drive  
Santa Ana, CA 92705

**RE: CALIFORNIA PUBLIC RECORDS ACT REQUEST DATED NOVEMBER 26, 2013  
NOTICE OF FOURTEEN DAY EXTENSION (Gov. Code §6253(c))**

Dear Ms. Horvath:

The City of Newport Beach ("City") received your California Public Records Act ("Act") (Gov. Code §§6250 *et seq.*) request dated November 26, 2013. Pursuant to Government Code Section 6253(c), the City is typically required to respond to requests made under the Act within ten (10) days. However, if "unusual circumstances" exist, the ten (10) day time limit prescribed in Section 6253(c) may be extended up to fourteen (14) days.

In this case, unusual circumstances exist that require the City to take additional time to determine whether the request, in whole or in part, seeks copies of disclosable public records in the possession of the City. Specifically, the City needs additional time to search for and collect the requested records from field facilities or other establishments that are separate from the office processing the request (Gov. Code §6253(c)(1)).

Based thereon, the City will respond to your request with a notice of determination as to whether the request, in whole or in part, seeks the production of non-exempt, non-privileged disclosable public records in the possession of the City, pursuant to the Act on or before December 20, 2013. Please do not hesitate to contact me at (949) 644-3005 if you have any questions.

Sincerely,

Cristal McDonald  
Deputy City Clerk

cc: Leilani Brown, City Clerk  
Kristy Askling, Paralegal



# CITY OF NEWPORT BEACH

## CITY ATTORNEY'S OFFICE

Aaron C. Harp, City Attorney

December 20, 2013

RECEIVED DEC 23 2013

Donna Horvath  
501 Parkcenter  
Santa Ana, CA 92705

**RE: CALIFORNIA PUBLIC RECORDS ACT REQUEST DATED NOV. 26, 2013  
NOTICE OF DETERMINATION**

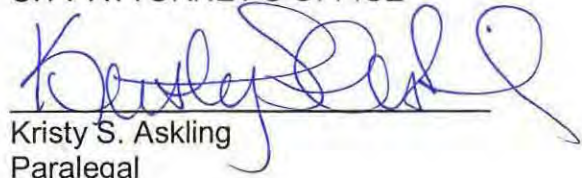
Dear Ms. Horvath:

The City of Newport Beach ("City") has received and reviewed your California Public Records Act request dated November 26, 2013. On December 6, 2013, the City responded citing unusual circumstances that required a fourteen (14) day extension to respond to your request.

The City has retrieved and reviewed the records responsive to your request and has determined that all responsive records in possession of the City will be produced. Pursuant to the Public Records Act, the City shall make the records promptly available to any person upon payment of fees covering direct costs of duplication, or a statutory fee if applicable. The reimbursable costs associated with your request are calculated as follows: \$5.00 for a CD containing a copy of the records. The records responsive to your request are available upon payment of \$5.00, which represents the reimbursable costs of duplicating the records. Please make a check payable to the City of Newport Beach, reference Horvath PRAR and mail or deliver the check to: Office of the City Clerk, City of Newport Beach, PO Box 1768, Newport Beach, CA 92658-8915.

Please note the City will be closed in observance of the holidays between noon on December 24, 2013 and January 1, 2014. During the closure period, Police, Fire and Marine operations, as well as other limited other operations (refuse collection, water and wastewater, street sweeping, parking lots & meters), will be provided. For further details, please visit [www.newporbeachca.gov](http://www.newporbeachca.gov).

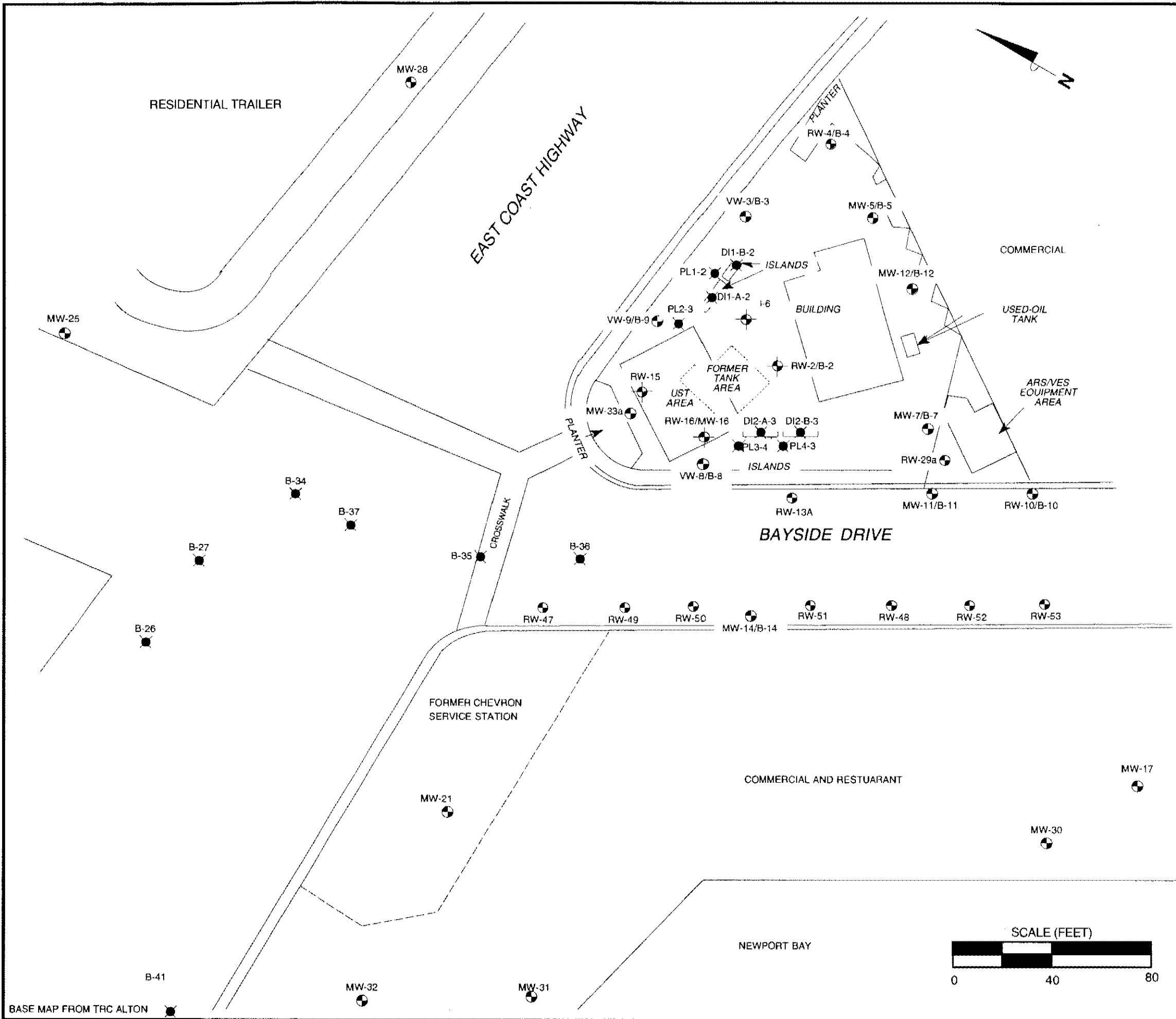
Sincerely,  
CITY ATTORNEY'S OFFICE



Kristy S. Askling  
Paralegal

cc: Cristal McDonald, Deputy City Clerk  
Jenn Mulvey, Administrative Assistant

A13-00874/Horvath from KSA docs available, fees



**LEGEND**

- MONITORING WELL
- FLUID RECOVERY WELL
- SOIL BORINGS

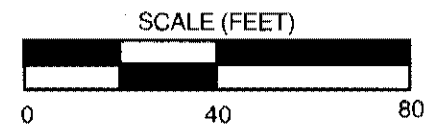
**NOTES:**  
 ARS = automatic recovery system.  
 VES = vapor extraction system.

**EXXONMOBIL OIL CORPORATIO**

SERVICE STATION #18-HGK  
 301 EAST COAST HIGHWAY  
 NEWPORT BEACH, CALIFORNIA  
 FIGURE 3 - PLOT PLAN

**HOLGUIN, FAHAN & ASSOCIATES, INC.**

BASE MAP FROM TRC ALTON  
 REVISION DATE: FEBRUARY 12, 2003: IMM



# Case Closure Summary

Leaking Underground Fuel Tank Program

## I. Agency Information

Date: **March 3, 2005**

Agency Name: <b>Orange County Health Care Agency</b>	Address: <b>1241 E. Dyer Rd., Suite 120</b>
City/State/Zip: <b>Santa Ana, CA 92705</b>	Phone: <b>(714) 433-6252</b>
Responsible staff person: <b>Joyce Krall</b>	Title: <b>Hazardous Waste Specialist</b>

## II. Case Information

Site Facility Name: <b>Former Mobil Station #18-HGK</b>				
Site Facility Address: <b>301 E. Coast Hwy. Newport Beach CA</b>				
RB LUSTIS Case No.:		Local Case No.:		LOP Case No.: <b>86UT124</b>
URF Filing Date:		SWEEPS No.		
Responsible Party		Address		Phone Number
<b>ExxonMobil Oil Corp.</b> <b>Contact: Marla Guensler</b>		<b>3700 W. 190<sup>th</sup> St., TPT #2-7</b> <b>Torrance, CA 90504</b>		<b>(310) 212-3727</b>
Tank No	Size in Gal.	Contents	Closed in-Place/Removed?	Date
1	<b>10,000</b>	<b>Gasoline</b>	<b>Removed</b>	<b>12-20-88</b>
2	<b>10,000</b>	<b>Gasoline</b>	<b>Removed</b>	<b>12-20-88</b>
3	<b>10,000</b>	<b>Gasoline</b>	<b>Removed</b>	<b>12-20-88</b>

## III. Release and Site Characterization Information

Cause and type of release: <b>UST leaks</b>				
Site characterization complete? <b>Yes</b>		Date approved by oversight agency: <b>March 3, 2005</b>		
Monitoring wells installed? <b>Yes</b>		Number; <b>31</b>	Proper-screened interval? <b>Yes</b>	
Highest GW depth BGS: <b>6.59 ft.</b>		Lowest depth: <b>13.39 ft</b>	Flow direction: <b>tidal influenced</b>	
Most sensitive current use: <b>This site is located within 150 ft. of a channel of Lower Newport Bay. Beneficial uses of Newport Bay include water contact recreation; water non-contact recreation; commercial and sports fishing; biological habitats of special significance; wildlife habitat; rare, threatened or endangered species; spawning, reproduction, and development; shellfish harvesting; marine and estuarine habitat.</b>				
Are drinking water wells affected? <b>No</b>		Aquifer name:		
Is surface water affected? <b>No</b>		Nearest/affected SW name:		
Off-site beneficial use impacts (addresses/locations): <b>None</b>				
Report(s) on file? <b>Yes</b>		Where is report(s) filed? <b>2009 E. Edinger Ave., Santa Ana, CA</b>		
<b>Treatment and Disposal of Affected Material</b>				
Material	Amount (include Units)	Action (treatment or disposal/destination)	Date	
Soil	<b>2,800 gallons of product</b>	<b>Vapor extraction system operation</b>	<b>1-90 thru 4-97</b>	
Soil	<b>560 cu yds</b>	<b>Excavated and reportedly (documentation not provided) disposed of at Petroleum Waste, Inc., Buttonwillow, CA</b>	<b>12-88</b>	
Free Phase Product & Groundwater	<b>3,650 gallons</b>	<b>Recovered and reportedly (documentation not provided) disposed of at DeMenno Kerdoon</b>	<b>12-88</b>	
Free Phase Product	<b>1,250 gallons</b>	<b>Manual recovery</b>	<b>1986 thru June 1989</b>	
Groundwater	<b>17,000 gallons</b>	<b>Manual recovery</b>	<b>1986 thru June 1989</b>	
Free Phase Product	<b>1,010 gallons</b>	<b>Automatic Recovery System</b>	<b>5-89 thru 1991</b>	
Groundwater	<b>82,000,000 gallons</b> <b>69,120 gallons</b> <b>2,465,207 gallons</b>	<b>Groundwater recovery and treatment system operations</b>	<b>5-89 thru 4-97</b> <b>4-98 thru 5-98</b> <b>6-00 thru 5-02</b>	

**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

Case#: **86UT124**

**III. Release and Site Characterization Information (Continued)**

Date: **March 3, 2005**

Maximum Documented Contaminant Concentrations - - Before and After Cleanup									
Contaminant	Soil (ppm)		Water (ppm)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TPH (gasoline)	48,000	2,780	Free Product	25.200	Oxygenates: MTBE	<0.1	<0.1	43	0.224
Benzene	1,100	2.52	42	3.220	DIPE	<0.5	<0.5	<0.004	
Toluene	4,700	0.39	55	1.480	TAME	<0.1	<0.1	<0.004	
Xylene	7,100	208	27	4.860	ETBE	<0.1	<0.1	<0.004	<0.010
Ethylbenzene	1,200	16.4	3.9	0.436	TBA	<2.5	<2.5	2.780	0.193

EPA laboratory method 8260 full scan analysis of groundwater samples detected additional gasoline constituents. Two of the detected additional gasoline constituents, 1,2,4-trimethylbenzene and naphthalene, were detected at concentration levels above their respective California Action Levels for Drinking Water. 1,2,4-trimethylbenzene was detected at a maximum of 1.040 ppm. Naphthalene was detected at a maximum of 0.307 ppm. These detections were at the location of onsite well RW6.

**Comments (Depth of Remediation, etc.):**

In July of 1986, our Agency was notified by the Nbfd that high levels of gasoline vapors were detected in several subsurface SCE vaults located in the proximity of this station. Reportedly, the gasoline vapors that had accumulated inside of these vaults were at such high levels to cause vault caps to pop off and wires to corrode. A power outage in the Newport Beach/Costa Mesa area resulted. Nbfd's response to the incident included the temporary closing of this station and the tightness testing of the station's USTs. Our Agency responded to the incident report and directed Mobil to conduct the appropriate corrective actions to address their unauthorized release of gasoline.

In September 1986, Mobil conducted the drilling of soil borings and the installation of groundwater monitoring wells. Free phase product was detected on the groundwater table. The recovery and removal of free phase product began. The collection of groundwater samples for quarterly monitoring did not begin until 1988.

In the early years of this project, the SARWQCB retained lead Agency status for the cleanup of the contaminated groundwater. Site assessment continued.

On December 20, 1988 the station's three gasoline USTs were removed from this site. 560 cubic yards of contaminated soil was excavated at that time and reportedly transported offsite for disposal. Approximately 3,650 gallons of product and contaminated groundwater was recovered from the open excavation and reportedly transported offsite for disposal. Double walled USTs were installed.

In May 1989, the site's groundwater recovery and treatment system began operation.

In January 1990, the site's vapor extraction system began operation.

During April through June 1990, the Bayside Drive/Coast Hwy. sewer line construction was underway. Coordination between all involved parties was conducted to address potential vapor risks during construction activities.

By several phases of assessment, the station's contamination plume was defined. The gasoline-contaminated soil and groundwater plume extended offsite. Free phase product was detected by both on and off site groundwater monitoring wells. The highest concentrations of contaminated groundwater centered on-site and extended to the opposite side of Bayside Dr. A saturated soil sample collected from beneath Bayside Dr. at the 14 ft. bgs depth detected 1,100-ppm benzene. It appeared that the dewatering of this area during the 1990 sewer line construction had caused the smearing of contamination to below the groundwater table.

In Fall of 1995, ORCs were placed into several of the groundwater monitoring wells for a 10-month period. In April 1997, the site's soil and groundwater treatment systems ceased operation.

In April 1998, the on-site groundwater recovery and treatment system resumed operations due to the detection of MTBE concentrations in the groundwater samples collected from the monitoring wells located in the area of the site's active USTs. A new unauthorized release of gasoline was apparent.

The UST system was upgraded in September 2000. Remediation continued.

Free phase product has not been detected on the groundwater since 1991. The groundwater treatment system continued operation till May 2002. The identification of target receptors and the associated risks of the reduced levels of contamination began.

In March 2003, confirmation soil borings and sampling were conducted. The locations and depths continued



**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

Case#: 86UT124

**III. Release and Site Characterization Information (Continued)**

Date: March 3, 2005

**Comments (Depth of Remediation, etc.): cont.**

of the highest levels of contamination previously detected were re-assessed by the confirmation borings. Contamination was not detected in any of the collected vadose zone soil samples. Contamination was only detected at concentration levels representing the presence of non-aqueous phase liquids in the soil samples collected from the groundwater interface encountered by borings CB-1 and CB-6. Soil boring CB-6, which was located in the former hoist area, detected the maximum concentrations of contamination remaining in the soil. According to the assessment results, concentrations of contamination in the soil are not present that would warrant a vapor hazard survey.

Seventeen years of groundwater monitoring has been completed. Free phase product has not been detected on the groundwater since 1991. The site's contaminated groundwater plume was monitored throughout the site's active remedial operations and also for a post-remedial monitoring period.

Two years of post remedial groundwater monitoring has been completed. The results show the contaminated groundwater plume to be reduced and stable. Today, the reduced contaminated groundwater plume is limited to the area beneath the site and portions of Bayside Dr. The contaminated groundwater plume centers in the area represented by on-site wells RW-6 and RW-2. The final maximum concentrations detected in the groundwater are listed in the table on the preceding page. The MTBE and TBA concentrations in the groundwater were last detected at a maximum of 224 and 193 ppb respectively. EPA laboratory method 8260-full scan was included in the laboratory analysis of all groundwater samples collected from this site's monitoring wells. All additional detected compounds were below their respective California Maximum Contaminant and Action Levels for Drinking Water except for 1,2,4 trimethylbenzene and naphthalene. Please reference the table on the preceding page for their concentrations.

The groundwater beneath this site is tidally influenced.

This site is located within 150 ft. of a channel of Lower Newport Bay. The contamination that remains beneath this site does not pose a threat to the beneficial uses of Newport Bay considering its demonstrated stability.

The remaining contaminant concentrations beneath this site also does not pose a risk to human health considering the site's present land use, the concentration levels last detected in the subsurface and the lack of plume movement.

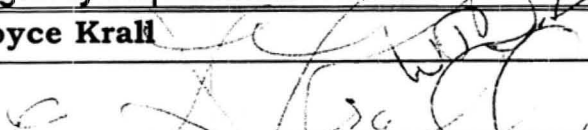
Natural attenuation will further mitigate the remaining contaminant concentrations with time.

No further active corrective action efforts are deemed necessary for our oversight of this project. Case closure is recommended.

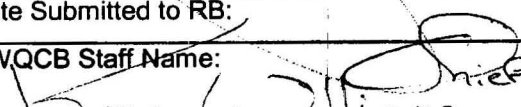
**IV. Closure**

Does completed corrective action protect <i>existing</i> beneficial uses per the Regional Board Basin Plan? <b>Yes</b>		
Does completed corrective action protect <i>potential</i> beneficial uses per the Regional Board Basin Plan? <b>Yes</b>		
Does corrective action protect public health for current land use? <b>Yes</b>		
Site management requirements: <b>Dewatering of site may encounter low levels of degrading gasoline contamination. Should future site upgrades or development disturb the location where contamination was left in place, this soil and/or water should be handled per the current regulatory requirements.</b>		
Should corrective action be reviewed if land use changes? <b>Yes</b>		
Monitoring wells decommissioned: <b>No</b>	Number decommissioned:	Number Retained:
List enforcement actions taken:		
List enforcement actions rescinded:		

**V. Local Agency Representative Data**

Name: <b>Joyce Krall</b>	Title: <b>Hazardous Waste Specialist</b>
Signature: 	Date: <b>3-21-05</b>

**VI. RWQCB Notification**

Date Submitted to RB:	RB Response: <b>concur w/ closure</b>
RWQCB Staff Name: <b>Ken Williams</b>	Title: <b>Chief OST Section</b>
Signature: 	Date: <b>6/20/05</b>

**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

Case#: 86UT124

Date: March 3, 2005

**III. Release and Site Characterization Information (Continued)**

**Comments (Depth of Remediation, etc.): cont.**

of the highest levels of contamination previously detected were re-assessed by the confirmation borings. Contamination was not detected in any of the collected vadose zone soil samples. Contamination was only detected at concentration levels representing the presence of non-aqueous phase liquids in the soil samples collected from the groundwater interface encountered by borings CB-1 and CB-6. Soil boring CB-6, which was located in the former hoist area, detected the maximum concentrations of contamination remaining in the soil. According to the assessment results, concentrations of contamination in the soil are not present that would warrant a vapor hazard survey.

Seventeen years of groundwater monitoring has been completed. Free phase product has not been detected on the groundwater since 1991. The site's contaminated groundwater plume was monitored throughout the site's active remedial operations and also for a post-remedial monitoring period.

Two years of post remedial groundwater monitoring has been completed. The results show the contaminated groundwater plume to be reduced and stable. Today, the reduced contaminated groundwater plume is limited to the area beneath the site and portions of Bayside Dr. The contaminated groundwater plume centers in the area represented by on-site wells RW-6 and RW-2. The final maximum concentrations detected in the groundwater are listed in the table on the preceding page. The MTBE and TBA concentrations in the groundwater were last detected at a maximum of 224 and 193 ppb respectively. EPA laboratory method 8260-full scan was included in the laboratory analysis of all groundwater samples collected from this site's monitoring wells. All additional detected compounds were below their respective California Maximum Contaminant and Action Levels for Drinking Water except for 1,2,4 trimethylbenzene and naphthalene. Please reference the table on the preceding page for their concentrations.

The groundwater beneath this site is tidally influenced.

This site is located within 150 ft. of a channel of Lower Newport Bay. The contamination that remains beneath this site does not pose a threat to the beneficial uses of Newport Bay considering its demonstrated stability.

The remaining contaminant concentrations beneath this site also does not pose a risk to human health considering the site's present land use, the concentration levels last detected in the subsurface and the lack of plume movement.

Natural attenuation will further mitigate the remaining contaminant concentrations with time.

No further active corrective action efforts are deemed necessary for our oversight of this project. Case closure is recommended.

**IV. Closure**

Does completed corrective action protect <i>existing</i> beneficial uses per the Regional Board Basin Plan? <b>Yes</b>		
Does completed corrective action protect <i>potential</i> beneficial uses per the Regional Board Basin Plan? <b>Yes</b>		
Does corrective action protect public health for current land use? <b>Yes</b>		
Site management requirements: Dewatering of site may encounter low levels of degrading gasoline contamination. Should future site upgrades or development disturb the location where contamination was left in place, this soil and/or water should be handled per the current regulatory requirements.		
Should corrective action be reviewed if land use changes? <b>Yes</b>		
Monitoring wells decommissioned: <b>No</b>	Number decommissioned:	Number Retained:
List enforcement actions taken:		
List enforcement actions rescinded:		

**V. Local Agency Representative Data**

Name: <b>Joyce Krall</b>	Title: <b>Hazardous Waste Specialist</b>
Signature: 	Date: <b>3-21-05</b>

**VI. RWQCB Notification**

Date Submitted to RB:	RB Response: <b>CONCERN / CLOSURE</b>
RWQCB Staff Name: <b>Ramesh K. Williams</b>	Title: <b>Chief, UST Section</b>
	Date: <b>6/20/05</b>

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file. Revised: 4/14/94



COUNTY OF ORANGE  
HEALTH CARE AGENCY  
REGULATORY HEALTH SERVICES  
ENVIRONMENTAL HEALTH



Dre  
JULIETTE A. POULSON, RN, MN  
DIRECTOR

DAVID L. RILEY  
ASSISTANT DIRECTOR

MIKE SPURGEON  
DEPUTY AGENCY DIRECTOR  
REGULATORY HEALTH SERVICES

STEVEN K. WONG, REHS, MPH  
DIRECTOR  
ENVIRONMENTAL HEALTH

MAILING ADDRESS:  
1241 EAST DYER ROAD, SUITE 120  
SANTA ANA, CA 92705-5611

TELEPHONE: (714) 433-6000  
FAX: (714) 754-1732  
E-MAIL: ehealth@ochca.com

July 28, 2005

Marla Guensler  
ExxonMobil Oil Corporation  
U.S. Retail Project Manager  
3700 West 190<sup>th</sup> St., TPT-2-7  
Torrance, CA 90509-2929

Subject: Remedial Action Completion Certification

Re: Underground Storage Tank (UST) Case  
Mobil 18-HGK Site  
301 East Coast Highway, Newport Beach, CA 92663  
OCHCA Case #86UT124

Dear Ms. Guensler:

This letter confirms the completion of site investigation and corrective action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this Agency was accurate and representative of site conditions, this Agency finds that the site investigation and corrective action carried out at your underground storage tanks site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum releases at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25296.10 of the Health and Safety Code.

Please contact Joyce Krall of our office at (714) 433-6252 if you have any questions regarding this matter.

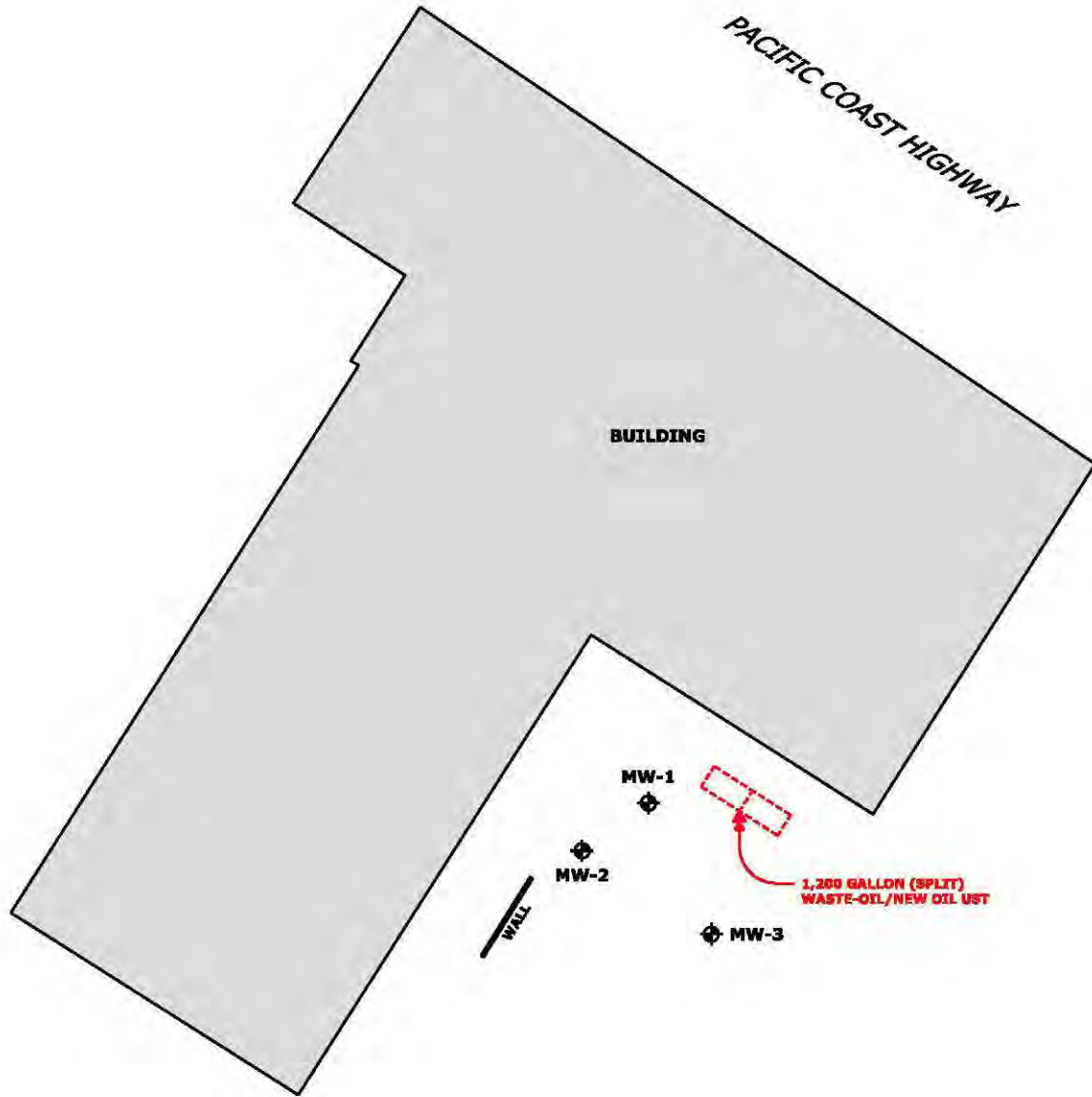
Sincerely,



Steven K. Wong, REHS, MPH, Director  
Environmental Health Division

SKW:jlk  
Attachment: Case Closure Summary

cc: Ken Williams, Santa Ana Regional Water Quality Control Board  
SB 562 Database, State Water Resources Control Board  
Cleanup Fund Manager, State Water Resources Control Board  
Larry Honeybourne, Environmental Health  
Nadine Morris, Newport Beach Fire Department  
Nasser Nodoust, Property owner



**LEGEND**  
 ◆ GROUNDWATER MONITORING WELL

0'      40'      80'  
 SCALE - 1" = 40' AT 8.5" x 11"



 **Applied Environmental Technologies, Inc.**  
 4561 Market Street, Suite B • Ventura, California 93003  
 Phone (805)650-1400 Fax (805)650-1576

**SITE PLAN**  
 445 EAST PACIFIC COAST HIGHWAY  
 NEWPORT BEACH, CALIFORNIA

PLATE REFERENCE 087649Q1B    JANUARY 12, 2005    PROJECT NUMBER 0876-49

**PLATE**  
**2**

# Case Closure Summary

Leaking Underground Fuel Tank Program

## I. Agency Information

Date: **November 28, 2005**

Agency Name: <b>Orange County Health Care Agency</b>	Address: <b>1241 E. Dyer Rd., Suite 120</b>
City/State/Zip: <b>Santa Ana, CA 92705</b>	Phone: <b>(714) 433-6252</b>
Responsible staff person: <b>Joyce Krall</b>	Title: <b>Hazardous Waste Specialist</b>

## II. Case Information

Site Facility Name: <b>Newport Auto Center</b>				
Site Facility Address: <b>445 East Coast Hwy., Newport Beach CA</b>				
RB LUSTIS Case No.:		Local Case No.:	LOP Case No.: <b>04UT013</b>	
URF Filing Date:		SWEEPS No.		
Responsible Party		Address		Phone Number
<b>Newport Beach Cars, LLC Contact: Carlett Grey</b>		<b>110 Southeast 6<sup>th</sup> St., 20<sup>th</sup> Floor Fort Lauderdale, Florida 33301-5000</b>		
Tank No	Size in Gal.	Contents	Closed in-Place/Removed?	Date
1	<b>600 / 600 Gal. Dual compartment UST</b>	<b>Waste oil / New Oil</b>	<b>Removed</b>	<b>3-10-04</b>

## III. Release and Site Characterization Information

Cause and type of release: <b>UST leakage</b>				
Site characterization complete? <b>Yes</b>		Date approved by oversight agency: <b>November 28, 2005</b>		
Monitoring wells installed? <b>Yes</b>		Number; <b>3</b>	Proper-screened interval? <b>Yes</b>	
Highest GW depth BGS: <b>9.6 ft.</b>		Lowest depth: <b>10.93 ft</b>	Flow direction: <b>tidal influenced</b>	
Most sensitive current use: <b>This site is located within 200 ft. of a channel of Lower Newport Bay. Beneficial uses of Newport Bay include water contact recreation; water non-contact recreation; commercial and sports fishing; biological habitats of special significance; wildlife habitat; rare, threatened or endangered species; spawning, reproduction, and development; shellfish harvesting; marine and estuarine habitat.</b>				
Are drinking water wells affected? <b>No</b>		Aquifer name:		
Is surface water affected? <b>No</b>		Nearest/affected SW name:		
Off-site beneficial use impacts (addresses/locations): <b>None</b>				
Report(s) on file? <b>Yes</b>		Where is report(s) filed? <b>Orange County Health Care Agency</b>		
<b>Treatment and Disposal of Affected Material</b>				
Material	Amount (include Units)	Action (treatment or disposal/destination)		Date
Soil	<b>100.2 tons</b>	<b>Excavated and accepted by Thermal Remedial Solutions (TRS), Azusa, CA, for treatment</b>		<b>10-26-04</b>
Water	<b>2,370 gallons</b>	<b>Recovered from excavation and accepted for treatment by D'Menno-Kerdoon, Compton, CA</b>		<b>10-26-04</b>

## Case Closure Summary

Leaking Underground Fuel Storage Tank Program

Case#: 04UT013

### III. Release and Site Characterization Information (Continued)      Date: November 28, 2005

Maximum Documented Contaminant Concentrations - - Before and After Cleanup									
Contaminant	Soil (ppm)		Water (ppm)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TRPH	75,500	180	<0.5	<0.5	Oxygenates: MTBE	0.26	<0.001	0.0848	0.0848
TPH (gasoline)	45	<10	<0.5	<0.5	DIPE	<0.050	<0.001	<0.002	<0.002
	0.218	<0.001	0.0022	<0.001	TAME	<0.050	<0.001	<0.002	<0.002
	8.12	<0.001	0.002	0.0013	ETBE	<0.050	<0.001	<0.002	<0.002
	15.370	<0.001	0.0175	0.0036	TBA	<0.200	<0.005	0.0127	<0.010
Ethylbenzene	2.44	<0.001	0.003	0.003					
					PCE	2.56	<0.001	<0.001	<0.001
					TCE	<0.200	<0.001	0.0084	0.0021

EPA laboratory method 8260 full scan analysis of groundwater samples detected additional compounds, but none above their respective California MCL or Notification Level for Drinking Water.

#### Comments (Depth of Remediation, etc.):

The double wall dual compartment new oil / used oil UST was removed from this site in March 2004. Contaminated soil was obvious. Blackened sand was exposed as the excavation progressed. Strong odors were detected. Laboratory analysis of the collected soil samples confirmed the presence of waste oil, PCE and gasoline constituents.

The removed UST was located adjacent to the auto service bays and in the rear of the facility. To the west of this location at a distance of approximately 200 ft., is a channel of Newport Bay.

The contaminated soil surrounding the removed UST was successfully removed by excavation. The soil was then transported offsite for treatment. The excavation required shoring and extended to a depth of 15 ft. bgs. Groundwater was observed seeping into the excavation at approximately 14 ft. bgs. The groundwater level stabilized at approximately 12 ft. bgs. Darkened product and a slight sheen was observed on the pooled groundwater. The pooled contaminated groundwater was recovered from the excavation by vacuum truck and transported offsite for treatment and disposal. 2,370 gallons were recovered for treatment and disposal.

Following the remedial excavation, three groundwater monitoring wells were then installed to assess and monitor the groundwater. Assessment showed the groundwater beneath this site to be tidally influenced. Of the groundwater monitoring wells installed, well MW-1 was positioned proximal to the former leak source, and in the direction of the Bay.

One year of quarterly groundwater monitoring has been completed. Contamination was not detected in the collected groundwater samples except for several slight detections as described in the table above. The detected contaminant concentrations in the groundwater do not present a health risk to the occupants of the site's automotive facility or a degradation risk to the beneficial uses of the Bay whose nearest channel is located at a distance of approximately 200 ft. away.

Natural attenuation will mitigate the site's remaining slight contaminant concentrations with time.

No further active corrective action efforts are deemed necessary for our oversight of this project. **Case closure is recommended.**

### IV. Closure

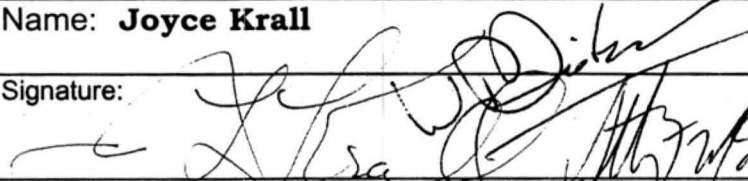
Does completed corrective action protect <i>existing</i> beneficial uses per the Regional Board Basin Plan? <b>Yes</b>		
Does completed corrective action protect <i>potential</i> beneficial uses per the Regional Board Basin Plan? <b>Yes</b>		
Does corrective action protect public health for current land use? <b>Yes</b>		
Site management requirements: Dewatering of site may encounter minor levels of degrading contamination. Should future site upgrades or development disturb the location where contamination was left in place, this soil and/or water should be handled per the current regulatory requirements.		
Should corrective action be reviewed if land use changes? <b>No</b>		
Monitoring wells decommissioned: <b>No</b>	Number decommissioned:	Number Retained:
List enforcement actions taken:		
List enforcement actions rescinded:		

**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

Case#: 04UT013

Date: November 28, 2005

**V. Local Agency Representative Data**

Name: <b>Joyce Krall</b>	Title: <b>Hazardous Waste Specialist</b>
Signature: 	Date: 11-30-05

**VI. RWQCB Notification**

Date Submitted to RB: 12-12-05 12-29-05	RB Response: concurs w/closure
RWQCB Staff Name: Ken Williams	Title: Chief, UST section
	Date: 12-30-05

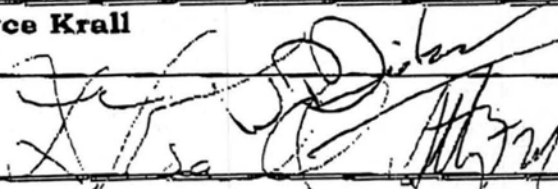
Signature page attached

**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

Case#: 04UT013

Date: November 28, 2005

**V. Local Agency Representative Data**

Name: <b>Joyce Krall</b>	Title: <b>Hazardous Waste Specialist</b>
Signature: 	Date: <b>11-30-05</b>

**VI. RWQCB Notification**

Date Submitted to RB: <b>12/29/05</b>	RB Response: <b>Concurs w/ Closure</b>
RWQCB Staff Name: <b>Kenneth R. Williams</b>	Title: <b>Chief, UST Section</b>
	Date: <b>12/30/05</b>

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file. Revised: 4/14/94





**COUNTY OF ORANGE  
HEALTH CARE AGENCY**

**REGULATORY HEALTH SERVICES  
ENVIRONMENTAL HEALTH**

*Excellence  
Integrity  
Service*

*Dr. Kwon*  
JULIETTE A. POULSON, RN, MN  
DIRECTOR

DAVID L. RILEY  
ASSISTANT DIRECTOR

MIKE SPURGEON  
DEPUTY AGENCY DIRECTOR  
REGULATORY HEALTH SERVICES

STEVEN K. WONG, REHS, MPH  
DIRECTOR  
ENVIRONMENTAL HEALTH

MAILING ADDRESS:  
1241 EAST DYER ROAD, SUITE 120  
SANTA ANA, CA 92705-5611

TELEPHONE: (714) 433-6000  
FAX: (714) 754-1732  
E-MAIL: ehealth@ochca.com

January 11, 2006

Carlett Grey, Director, EHS Compliance  
Newport Beach Cars, LLC  
110 Southeast 6<sup>th</sup> St., 20<sup>th</sup> Floor  
Fort Lauderdale, Florida 33301-5000

**Subject: Remedial Action Completion Certification**

**Re: Underground Storage Tank (UST) Case  
Newport Auto Center  
445 East Coast Hwy., Newport Beach, CA 92660  
O.C.H.C.A. Case # 04UT013**

Dear Ms. Grey:

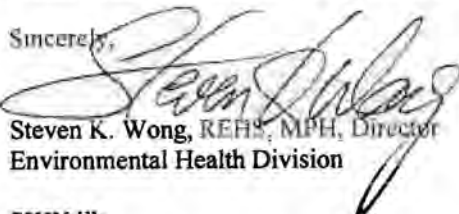
This letter confirms the completion of site investigation and corrective action for the underground storage tank formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this Agency was accurate and representative of site conditions, this Agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25296.10 of the Health and Safety Code.

Please contact Joyce Krall of our office at (714) 433-6252 if you have any questions regarding this matter.

Sincerely,



Steven K. Wong, REHS, MPH, Director  
Environmental Health Division

SKW:jlk

Attachment: Case Closure Summary

Ken Williams, Santa Ana Regional Water Quality Control Board  
SB 562 Database, State Water Resources Control Board  
Cleanup Fund Manager, State Water Resources Control Board  
Larry Honeybourne, Environmental Health

OWNER BRISBIN, JOHN &amp; STANLEY

DATE 6/13/56

FEES

JOB ADDRESS 201 E. COAST HWY.

PERM. NO. 961

BLDG @ 4.00

"PORT HARBOR BOAT RENTALS"

P. D. @

BUILDER KESSEE TANK &amp; PUMP CO.

VAL. @ 750.00

TOTAL @ 4.00

LOT 1

BLOCK

SECT.

TRT. 1210

VAR. #

ZONE

FIRE DIST.

GROUP

TYPE

U. P. #

1 1500 GALLON TANK INSTALLED

BUILDING DESCRIPTIONS	INSP.	C. K. DATE	SUB-CONTRACTORS	PERMITS DATE	NO.
FORMS					
TRENCH-STEEL					
FRAME-STEEL					
MASONRY-STEEL					
CHIMNEY					
LATH-INT. & EXT.					
PLASTER					
TILE					
SWIM POOL					
FENCE					
OTHER					
FINAL					

CERT. OF OCCUP.

GENERAL INSPECTIONS	INSP.	D.K. DATE	SUB-CONTRACTORS	DATE	NO.
POWER POLE			Franklin Co.	6-13-56	962
GROUND					
ROUGH	W				
FIXTURES	W	6/27/56			
OTHER					
FINAL					
O.K. TO EDISON CO.					

PLUMBING INSPECTIONS	INSP.	D.K. DATE	SUB CONTRACTORS	DATE	PERMITS NO.
GROUND					
ROUGH					
HEATING					
SEWER - ETC.					
OTHER					
FINAL					
O.K. TO GAS CO.					

COMMENTS: -

OWNER STEWART & ULLMAN (Balboa Marina) DATE 4-17-64  
 JOB PERM. No. 45657  
 ADDRESS 201 E. COAST HWY.  
 BUILDER ORANGE COAST CONST. VAL \$ 22,225

BLDG. \$ 72.00  
 P.C. \$ 36.00  
 TOTAL \$ 108.00

LOT For parcel BLOCK SECT. TRACT 5361  
 ZONE C1H FIRE DIST. 2 GROUP F2&F3 TYPE  
 OFFICES & SHOP

VAR. No.  
 U. P. No.

Building Inspections	Insp.	O.K. Date	Sub-Contractors	PERMITS	
				Date	No.
Pr. P. <input type="checkbox"/> Un. Gr. <input type="checkbox"/>			Elect. Stafford & Son	5-18-64	46251
Soil Ground	2/17/64	5-25-64	Pimbg. Turner	5-21-64	46252
Trench Ground			Sewer "	"	"
Sewer Ground			Heating Turner	5-21-64	46253
Heating Ground			Chimney		
Waterpipe Ground			Lath W. W. Johnson (Walt)	9-23-64	46312
Gas Pipe Ground			Plaster		
Doct. PART Ground	5-17-64	2-5-64	Sprinkler		
Roof Reinf.	5-22-64	5-20-64	Water System - Nucor	6-3-64	46568
Foundation	10/27	4-27-64	Ele. Stafford & Son	6-04-64	46912
Subsiding	JLR	4-21-64	Plumb. - U. Morsau	8-10-64	47692
RET. WALLS	JLR	5-28-64	Cert. of Occup. R.R.	10-20-64	548



3300 W. Newport Blvd.  
 Phone: Permits: 640-2139  
 Inspections 640-2161

CITY OF NEWPORT BEACH  
 BUILDING DEPARTMENT

PLAN CHECK NO.  
**258-83**

# APPLICATION FOR BUILDING PERMIT

**BUILDING ADDRESS** 201 E. Coronado Hwy  
**LOT NO.** \_\_\_\_\_ **BLOCK** \_\_\_\_\_ **TRACT** \_\_\_\_\_  
**LOT SIZE** \_\_\_\_\_ **USE OF STRUCT.** \_\_\_\_\_  
**OWNER** Irvine Co. **TEL. NO.** \_\_\_\_\_  
**ADDRESS** 1071 Coronado Blvd.  
**CITY** N. B. **ZIP** 92660  
**CONTRACTOR** Elliott Corporation  
**ADDRESS** 1902 Sky Park S. St. C. **LICENSE CLASS** B  
**CITY** Irvine **92714** **STATE LIC. NO.** 347493  
**TEL. NO.** 957-1166 **NEWPORT LIC. NO.** 16470  
**ARCHITECT OR ENGR.** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**CITY** 1680 **LIC. NO.** \_\_\_\_\_

**LOCALITY (CROSS ST.)** \_\_\_\_\_  
**STAT. AREA** \_\_\_\_\_ **GRP.** B **TYPE CONST.** N-N **PROCEED BY** \_\_\_\_\_  
**STATISTICAL CLASSIFICATION** \_\_\_\_\_ **VACANT SITE** YES  NO   
**CLASS #** 9 **DWELL UNITS** 0  
**USE OF ZONE** \_\_\_\_\_ **SPEC. COND'S.** \_\_\_\_\_  
**PARKING SPACES** \_\_\_\_\_  
**BLDG. SETBACK FROM FRONT PROP. LINE OF** \_\_\_\_\_ (STREET) \_\_\_\_\_  
**YARDS: REAR** \_\_\_\_\_ **R.S.** \_\_\_\_\_  
**ZONING APPROVAL** \_\_\_\_\_ **CURB CUT** \_\_\_\_\_  
**FIRE APPROVAL** \_\_\_\_\_ **EXCISE TAX** \_\_\_\_\_  
**HEALTH DEPT. APPROVAL** \_\_\_\_\_ **SAN. DIST.** \_\_\_\_\_  
**READING APPROVAL** \_\_\_\_\_ **WATER CONN.** \_\_\_\_\_  
**BLANKET BY** \_\_\_\_\_ **TOTAL DUE** \_\_\_\_\_  
**APPROVAL TO ISSUE** \_\_\_\_\_

**NEW**  **ADD**  **ALTER**  **REPAIR**  **DEMOLISH**   
**WORK TO BE DONE** \_\_\_\_\_  
**SIGNATURE OF APPLICANT** \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**  
 I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE, OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE, OR A CERTIFIED COPY THEREOF (SEC. 3900 LAB.C.)  
**INSURANCE POLICY NO.** RN 944-8901 **COMPANY** Indust. Indemnity  
 CERTIFIED COPY IS HEREBY FURNISHED  
 CERTIFIED COPY IS FILED WITH THE BUILDING DEPARTMENT.  
**DATE** 4-8-83 **APPLICANT** \_\_\_\_\_

**LICENSED CONTRACTORS DECLARATION**  
 I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.  
**LICENSE CLASS** \_\_\_\_\_ **LIC. NO.** 347493  
**CONTRACTOR** \_\_\_\_\_ **DATE** 4-8-83

**CONSTRUCTION LENDING AGENCY**  
 I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3057, CIV.C.).  
**LENDER'S NAME** None  
**LENDER'S ADDRESS** \_\_\_\_\_  
 I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.  
**SIGNATURE OF PERMITTED** \_\_\_\_\_ **DATE** 4-8-83

**OWNER-BUILDER DECLARATION**  
 I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7011.5, BUSINESS AND PROFESSIONS CODE): ANY CITY OR COUNTY WHICH REQUIRES ANY CONTRACT, ALTER, IMPROVE, OR DEMOLISH OR REPAIR ANY STRUCTURE, WHICH TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO MAKE A SIGNED STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE EXEMPTION, ANY VIOLATION OF SECTION 7011.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500.):  
 I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7048, BUSINESS AND PROFESSIONS CODE); THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO OWNER-BUILDERS OF PROPERTY WHO BUILD OR IMPROVE THEREON, AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE DUTY OF PROVIDING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.)  
 I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7011.5, BUSINESS AND PROFESSIONS CODE). THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.)  
 I AM EXEMPT UNDER SEC. \_\_\_\_\_ AND SEC. \_\_\_\_\_ FOR THIS REASON \_\_\_\_\_  
**DATE** \_\_\_\_\_ **OWNER** \_\_\_\_\_

**ESTIMATED VALUATION** \$75,000 **FINAL VALUATION** \$ \_\_\_\_\_  
**PLAN CHK. FEE** \$232.70 **OTHER FEES** \$ \_\_\_\_\_ **PERMIT FEE** \$ 358.00  
**ADJUSTED P.C. FEE** \$ \_\_\_\_\_ **TOTAL BALANCE DUE** \$ 358.00

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID  
**PLAN CHECK VALIDATION** CA MD CASH **PERMIT VALIDATION** CK MO CASH  
 6159 538 03-17-83 252.70

INSPECTOR COPY

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION: LOCATION FORMS, MATERIALS	4-26-83	J. Blotter
SLAB TOILET ROOMS.	4-26-83	J. Blotter
REINFORC. STEEL		
SHEATHING	5-5-83	J. Blotter
FRAMING	6-2-83	J. Blotter
INSULATION		
FINAL	7-1-83	J. Blotter
CERT. OF OCCUP.	7-18-83	lc

4-29-83 MANSARD ROOF FRAMING. J. Blotter  
5-5-83 GAVE NOTICE FOR CITY APPROVAL OF PLAN  
CHANGES AND CORRECTIONS. J. Blotter  
6-1-83 SHEAR WALL NAILING OK. J. Blotter  
6-7-83 DRY WALL OK J. Blotter

~~\$1000~~ - ~~1000~~ DEPOSIT RECEIVED  
FOR REPOND ON 7-15-83  
TO: Contractor [Signature]

CITY OF NEWPORT BEACH  
FIRE PREVENTION BUREAU

PERMIT

PERMIT N<sup>o</sup> 779

DIST. \_\_\_\_\_

PERMISSION IS HEREBY GRANTED TO:

DATE October 30 19 57

NAME Stanley Brisbin

ADDRESS 2601 Waverly Rd. Bayshores, Newport Beach, California

IN ACCORDANCE WITH CITY ORDINANCE NO. 716

BURNING PERMIT       BLASTING       PYROTECHNIC DISPLAY

FLAMMABLE LIQUIDS:—  PUMPS       STORAGE       TRANSPORTATION

Newport Harbor Boat Rentals - 201 E. Coast Hwy., Newport Beach

Underground storage - 5,800 gal. gasoline

201 E.

THIS PERMISSION GRANTED FOR Until revoked  
PERIOD. SUBJECT TO REVOCATION FOR PROPER CAUSE OR WHEN  
NECESSARY FOR PUBLIC SAFETY. NONCOMPLIANCE WITH ANY PROVISION  
STIPULATED HEREIN CONSTITUTES A VIOLATION OF ABOVE ORDINANCE.

NEWPORT BEACH FIRE DEPT.

By M. C. Noller  
(Chief) (Asst. Chief) (Fire Marshal)



**NEWPORT BEACH FIRE DEPARTMENT**  
**Bureau of Fire Prevention**  
475 32nd Street

*SAME*

Date *2-19-57*

**APPLICATION TO MANUFACTURE, STORE, HANDLE OR KEEP  
FOR SALE, EXPLOSIVES, HAZARDOUS MATERIALS, AND  
FLAMMABLE LIQUIDS AND GASES**

To the Chief of the Bureau of Fire Prevention:

Application is hereby made by the undersigned for permit to

Manufacture      Store      Handle      Keep for Sale

in or on the premises known as:

*Newport Harbor Boat Rentals*

Located at *201 E. Coast Highway* Phone *NA 2315*

the following quantities of Explosives  
Flammable Liquids  
Hazardous Materials  
Gases

*1- 1500 gal. Outboard Fuel*

*1- 4000 gal. Gasoline*

*201 E.*

Conditions, surroundings, and arrangements to be in accordance with the Fire  
Prevention Code of the City of Newport Beach.

Permit Issued

Signed

*[Signature]*

Applicant

No. \_\_\_\_\_

Date \_\_\_\_\_

Address

*3601 WAVERLY Bay shores*

APPROVED  
Fire Prevention Bureau  
Newport Beach Fire Dept.

### APPLICATION FOR PERMIT

Date MAY 25 1956

No. \_\_\_\_\_  
Applicant will not fill

Group \_\_\_\_\_ Occupancy \_\_\_\_\_  
By W.C. Keece - Fire Marshal

Date May 17 1956

CITY OF NEWPORT BEACH,  
CALIFORNIA

Gentlemen:

Application is hereby made for permission to

Install Pump and Tank at

(Applicant will describe here fully what he wishes to do and purpose of improvement)

" Newport Harbor Boat Rentals "

1 - Erie Remote Control Unit with Underwriters Labels

1 - 1500 Gallon Tank

2 - Rookwall Meters at Docks

Location: 201 East Coast Highway, Newport Harbor, California  
(Applicant will state here accurately the location of the work he wishes to do)

SEE BLUEPRINT

Applicant is General Contractor, Stewart & Eliman are Lessees  
201 Lot \_\_\_\_\_, Block \_\_\_\_\_, Tract \_\_\_\_\_

The undersigned agrees to do the work in accordance with the rules, regulations and specifications and subject to the inspection and approval of the City of Newport Beach.

Kenneth Keece  
Signature of Applicant

DBA: Keece Tank & Pump Company

11194 So. U. S. Highway 101

Address

Anaheim, California

Application shall be in duplicate.  
Plans in ~~quadruplicate~~ duplicate shall accompany all applications.

Application Filed \_\_\_\_\_

Referred to \_\_\_\_\_

Permit Issued \_\_\_\_\_  
NB-702-I M 10-54

201 E.



City of Newport Beach

Building Department

COMB Permit No: X2008-1458

PO Box 1768 Newport Beach, California 92658-8915

Permit Counter Telephone (949)644-3288

Inspection Requests/Telephone (949)644-3255

Combination Type - BLDG/ / / /

Job Address: 201 E COAST HWY NB

Description: COMPLETE DEMO OF (E) MARINA

Inspector Area: 7

Project : 1349-2008 1349-2008
Legal Desc.: TRACT 5361 LOT 2 POR OF LOT

INSPECTOR

Owner: IRVINE COMPANY

Contractor: BELLINGHAM MARINE INDUSTRIES INC

Architect:

Address: 550 NEWPORT CENTER DR
NEWPORT BEACH CA 92660

Address: 1205 BUSINESS PARK DR
DIXON, CA 95620

Address:

Phone: 949-720-2311

Phone: 707-678-2385

Phone:

State Lic:

Applicant: MASSABKI FRED
Address: 5772 BOLSA AVE #100
HUNTINGTON BEACH CA 92649

Con State Lic: 442499
Lic Expire: 07/31/2009
Bus Lic: BT01101867
Lic Exp Date: 09/30/2008

Engineer: MASSABKI FRED
Address: 5772 BOLSA AVE STE 100
NEWPORT BEACH CA 92663
Phone: 714-895-2072 State Lic:C-070423

Phone: 714-895-2072

Code Edit : 2007

Type of Construction: V-B

Occupancy Group: U

Added /New sq.ft. Bldg: 0

Added /New sq. ft. Garage: 0

No of Stories: 0

No of Units : 0

Bldg Height: 0

Bldg Sprinklers:

Flood Zone:

Issued Date: 08/01/2008

Worker's Compensation Insurance

Carrier: ALASKA NATIONAL INS
Policy No: 07LWD30579-ULS&H
Expire: 12/01/2008

Designer:

Address:

Phone:

Building Setbacks Rear: /

Front: /

Left: /

Right: /

Special Conditions:

Use Zone:

Parking Spaces: 0

FEES

Construction Valuation: \$150,000.00

Building Permit Fee: \$1,266.00

Plan Check Fee: \$911.52

Overtime Plan Ck: \$0.00

Investigatin Fee: \$0.00

Record Management : \$2.50

Energy Compliance: \$0.00

CA Seismic Safety : \$0.00

Disabled Access : \$0.00

Fee Increase: Fee: \$0.00

Additional Fee : \$41.00

Hazardous Mat : \$0.00

San Dist : \$0.00

Excise Tax: \$0.00

NMUSD Fee: \$0.00

Grading Permit Fee: \$0.00

Grading PC Fee: \$0.00

WQ Insp. Fee : \$0.00

Electrical %: \$0.00

Mechanical %: \$0.00

Plumbing %: \$0.00

Planning Department -

Plan check Fee : \$0.00

Fair Share : \$0.00

SJH Trans : \$0.00

Public Works Department -

Park Dedication : \$0.00

P/W Plan Check : \$0.00

Fire Department

Fire Inspection: \$0.00

Fire Plan Rev \$0.00

Demolition Fee

Building Dept Adm \$59.00

General Service \$170.00

Refund Deposit \$1,643.00

\$0.00

\$0.00

TOTAL FEE : \$4,093.02

Plan Check Fee : \$911.52

Fee Due at Permit Issuance : \$3,181.50

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

APPROVAL TO ISSUE:

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION.

Handwritten signatures and stamps for processing, zoning, and grading approvals.

Handwritten signatures and stamps for public works approval, plan check, and approval to issue.

**OWNER-BUILDER DECLARATION**

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7031.5, BUSINESS AND PROFESSIONS CODE: ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE OR SHE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTORS LICENSE LAW (CHAPTER 9 (COMMENCING WITH SEC. 7000) OF DIV. 3 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE OR SHE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION. ANY VIOLATION OF SEC. 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF  NOR MORE THAN FIVE HUNDRED DOLLARS (\$500):

I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7044, BUSINESS AND PROFESSIONS CODE: THE CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR HERSELF OR THROUGH HIS OR HER OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING  THAT HE OR SHE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.);

I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE: THE CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF THE PROPERTY WHO BUILDS OR IMPROVES THEREON AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTORS LICENSE LAW).

I AM EXEMPT UNDER SEC \_\_\_\_\_, B. & P.C. FOR THIS REASON

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

**LICENSED CONTRACTORS DECLARATION**

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 (COMMENCING WITH SEC. 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.

LICENSE CLASS \_\_\_\_\_ LICENSE NO. \_\_\_\_\_

DATE 8-01-08 X CONTRACTOR [Signature]

**WORKERS' COMPENSATION DECLARATION**

I HEREBY AFFIRM UNDER PENALTY OF PERJURY ONE OF THE FOLLOWING DECLARATIONS:

I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF-INSURE FOR WORKERS' COMPENSATION, AS PROVIDED FOR BY SEC 3700 OF THE LABOR CODE, FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.

I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE, AS REQUIRED BY SEC 3700 OF THE LABOR CODE, FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, MY WORKERS' COMPENSATION INSURANCE CARRIER AND POLICY NUMBER ARE:

CARRIER \_\_\_\_\_

POLICY NUMBER \_\_\_\_\_

(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS).

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF SEC. 3700 OF THE LABOR CODE, I SHALL FORTHWITH COMPLY WITH THOSE PROVISIONS.

DATE: 8-01-08 X APPLICANT: [Signature]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**CONSTRUCTION LENDING AGENCY**

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3097, CIV.C).

LENDER'S NAME \_\_\_\_\_

LENDER'S ADDRESS \_\_\_\_\_

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.

PERMITTEE NAME (PRINT) Kurt Grant


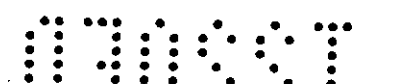
SIGNATURE OF PERMITTEE [Signature]

X DATE 8-01-08

	DATE:	BY:
PERMIT EXPIRED		
PERMIT CANCELLED		
PERMIT EXTENSION		
PERMIT FINAL	<u>1-6-09</u>	<u>[Signature]</u>
CERTIFICATE OF OCCUPANCY		

TENANT NAME \_\_\_\_\_  
 TYPE OF BUSINESS \_\_\_\_\_

**FOR OFFICE USE ONLY**





**South Coast  
AIR QUALITY MANAGEMENT DISTRICT**

21865 E. Copley Drive, Diamond Bar, CA 91765-4182 (909) 396-2000

**AIR QUALITY PERMIT CHECKLIST**  
for non-residential buildings only

Location of Property: 201 E. COAST HIGHWAY, Newport Beach, CA Zip Code 92660

Company Name: LPA INC.

Contact Person: GARY WILLIAMS Title: \_\_\_\_\_

Telephone Number: 949.701.4030 Fax Number: 949.701.4230

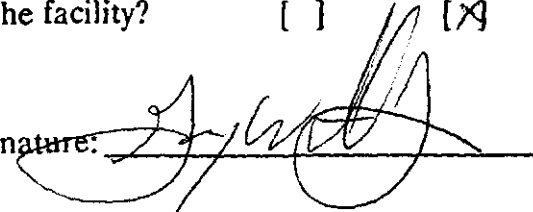
Type of Industry/Business: \_\_\_\_\_

Any person applying for a non-residential building permit must complete this checklist. If you have any questions about completing this checklist, please call 1 800 388-2121 for assistance.

- |   | YES | NO  |
|---|-----|-----|
| 1. Will the building house a restaurant (with a charbroiler)?   | [ ] | [X] |
| 2. Will any internal combustion engines with greater than 50 Horse Power operate at the facility? (excludes motor vehicles) | [ ] | [X] |
| 3. Will operations at the facility involve the mixing, blending, or processing of solvents, adhesives, paints or coatings?  | [ ] | [X] |
| 4. Will any dust or smoke be generated at the facility?   | [ ] | [X] |
| 5. Will refining of any liquids or solids be done at the facility?  | [ ] | [X] |
| 6. Will any plating or coating of materials be done at the facility?  | [ ] | [X] |
| 7. Will any combustion equipment rated greater than 2,000,000 Btu/hr be operated at the facility?                           | [ ] | [X] |
| 8. Will any acids, solvents, or motor fuel be handled or stored at the facility?  | [ ] | [X] |
| 9. Will any organic liquids or gases be reacted or produced?  | [ ] | [X] |
| 10. Will any ovens be used to dry or cure products at the facility?   | [ ] | [X] |
| 11. Will any CFC recycling machines operate at the facility?  | [ ] | [X] |

Person Preparing this Form :

Name: GARY WILLIAMS  
(Print Clearly)

Signature: 

If you have marked "No" in all the boxes, an air quality permit is not needed at this time.  
**This checklist is your written release.**

If you marked "Yes" in any of the boxes, you must contact the South Coast Air Quality Management District (AQMD). Please read the requirements on the back of the checklist.

**1 800 388-2121**  
**(FAX 1 909 396-3335)**



City of Newport Beach

Building Department

HARBOR Permit No: **M2008-0036**

PO Box 1768 Newport Beach, California 92658-8915

Permit Counter Telephone (949)644-3288

Inspection Requests Telephone (949)644-3255

Job Address: **201 COAST HWY E** Floor: Suite: Bldg: 0

Description of Work: **DEMO 132 SLIPS/REBLD 105 SLIP MARINA 1560-2008**

Inspector Area: 7 Legal Description: **TRACT 5361 LOT 2 POR OF LOT**

Owner: **IRVINE COMPANY**  
Address: **550 NEWPORT CENTER DR  
NEWPORT BEACH CA 92660**  
Phone: **949-720-2311**

Contractor: **BELLINGHAM MARINE IND INC**  
Address: **1205 BUSINESS PARK DR  
DIXON CA 95620**  
Phone: **707-678-2385**

Engineer: **FUNSTON CRAIG S**  
Address: **1601 F STREET  
BELLINGHAM WA 98225**  
Phone: **360-715-0121** State Lic: **S-004878**

Applicant: **MASSABKI FRED**  
Address: **5772 BOLSA AVE #100  
HUNTINGTON BEACH CA 92649**  
Phone: **714-895-2072**

Con State Lic: **442499**  
Lic Expire: **07/31/2009**  
Bus Lic: **BT01101867**  
Lic Exp Date: **09/30/2009**  
Special Cond:  
Bulhead #  
Issued Date **11/18/2008**

Designer:  
Address:  
Phone:  
State Lic:

Occ. Group:  
Fee By: **NEW**

INSPECTOR

FEES			
Valuation:	3,000,000.00	Overtime Plan Check Fee:	\$0.00
Inspection Fee:	\$11,704.00	Investigation Fee:	\$0.00
Plan Check Fee	\$8,426.88	Records Mangement:	\$294.00
		Harbor Plan Check Fee:	\$179.00
		Plan Dep - Counter Review :	\$0.00
		Plan Dep - Zoning Plan Check :	\$0.00
		Plan Dep - OverTime Plan Check :	\$0.00
<b>TOTAL FEE : \$20,709.88</b>		<b>Plan Check Fee : \$8,426.88</b>	
		<b>Fee Due at permit issuance : \$12,104.00</b>	

PROCESSED BY: RD  
HARBOR RESOURCES: C Miller  
PLAN CHECK BY: SK/CHO  
APPROVAL TO ISSUE: RD/SK/CHO  
OTHER DEPARTMENTS: DM/RD

INSPECTIONS:	Date	By	Comments
Footings/Foundation:			
General Framing:			
Other:			
Final:	<u>7-23-09</u>	<u>[Signature]</u>	

**LICENSED CONTRACTORS DECLARATION:**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions code and my license is in full force and effect.  
License No: **442499** Class: **Contrator: BELLINGHAM MARINE IND INC**

**LABORERS AND HARBOR WORKERS' COMPENSATION DECLARATION** I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain L & H workers' compensation insurance for the performance of the work for which this permit is issued.  
Carrier: **ALASKA NATIONAL INS** Policy Number: **07LWD30579-JLS&H** Expiration Date: **12/01/2008**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the labor code, I shall forthwith comply with those provisions.

Date: 11/18/08 Applicant Signature: [Signature]  
Date: 11/18/08 Permittee Name (Print): [Signature] Address: [Signature] Permittee Signature: [Signature]

I, as owner of the property, or my employees with wages as their sole compensation will do the work and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code). The contractors license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion the owner/builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

Date: [Signature] Owner Signature: [Signature]  
**PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION**

R-7965



City of Newport Beach

Building Department

COMB Permit No: X2008-1162

PO Box 1768 Newport Beach, California 92658-8915 Permit Counter Telephone (949)644-3288 Inspection Requests/Telephone (949)644-3255

Combination Type - BLDG/ GRAD/ ELEC/ /

Job Address: 201 E COAST HWY NB

Description: PARKING LOT IMPROVEMENTS/PRECISE GRADING

INSPECTOR

Inspector Area: 7

Project : 1157-2008 1157-2008
Legal Desc.: TRACT 5361 LOT 2 POR OF LOT

Owner: THE IRVINE COMPANY
Address: 550 NEWPORT CENTER DR
NEWPORT BEACH CA 92660

Contractor: BELLINGHAM MARINE IND INC
Address: 1205 BUSINESS PARK DR
DIXON CA 95620

Architect:
Address:
Phone: State Lic:

Applicant: MASSABKI FRED
Address: 5772 BOLSA AVE #100
HUNTINGTON BEACH CA 92649
Phone: 714-895-2072

Con State Lic: 442499
Lic Expire: 07/31/2009
Bus Lic: BT01101867
Lic Exp Date: 09/30/2009

Engineer: MASON RANDY HOWARD
Address: 5772 BOLSA AVE #100
HUNTINGTN BEACH CA 92649
Phone: 714-895-2072 State Lic: C-030661

Code Edit : 2007
Type of Construction: V-B
Occupancy Group: U
Added /New sq.ft. Bldg: 0
Added /New sq. ft. Garage: 0
No of Stories: 0
No of Units : 0
Bldg Height: 0
Bldg Sprinklers:
Flood Zone:
Issued Date: 01/05/2009

Worker's Compensation Insurance
Carrier: ALASKA NATIONAL INS
Policy No: 08LWD30579-ULS&H
Expire: 12/01/2009

Designer: URS CASH & ASSOCIATES
Address: 5772 BOLSA AVE #100
HUNTINGTON BEACH CA 92649
Phone: 714-895-2072

Building Setbacks Rear: /
Front: /
Left: /
Right: /

Use Zone: RMC
Parking Spaces: 270

Special Conditions:
Fire Hazard Zone : N

FEES

Construction Valuation: \$200,000.00

Building Permit Fee: \$1,531.00
Plan Check Fee: \$1,152.32
Overtime Plan Ck: \$0.00
Investigatin Fee: \$0.00
Record Management: \$378.50
Energy Compliance: \$0.00
CA Seismic Safety: \$0.00
Disabled Access: \$0.00
Fee Increase: Fee: \$0.00
Additional Fee: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$0.00

San Dist: \$0.00
Excise Tax: \$0.00
NMUSD Fee: \$0.00
Grading Permit Fee: \$899.00
Grading PC Fee: \$4,320.00
WQ Insp. Fee: \$0.00
Electrical %: \$107.17
Mechanical %: \$0.00
Plumbing %: \$0.00

Planning Department -
Plan check Fee: \$187.50
Fair Share: \$0.00
SJH Trans: \$0.00
Public Works Department -
Park Dedication: \$0.00
P/W Plan Check: \$210.00

Fire Department
Fire Inspection: \$1,071.70
Fire Plan Rev: \$440.93
Demolition Fee
Building Dept Adm: \$0.00
General Service: \$0.00
Refund Deposit: \$0.00

TOTAL FEE: \$10,324.91

Plan Check Fee: \$1,570.04

Fee Due at Permit Issuance: \$8,754.87

PROCESSED BY: [Signature]

ZONING APPROVAL: [Signature]

GRADING APPROVAL: [Signature]

PUBLIC WORKS APPROVAL: [Signature]

PLAN CHECK BY: [Signature]

APPROVAL TO ISSUE: [Signature]

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION.

P-0215



**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do ( ) all of or ( ) portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason: \_\_\_\_\_

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class \_\_\_\_\_ License No. \_\_\_\_\_  
 Date 1/5/09 Contractor Signature [Signature]

**WORKERS' COMPENSATION DECLARATION**

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
 Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_  
 Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant [Signature] Date 1/5/09

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

**By my signature below, I certify to each of the following:**

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent [Signature] Date 1/5/09

Print Property Owner's or Authorized Agent's Name: Mark Secret

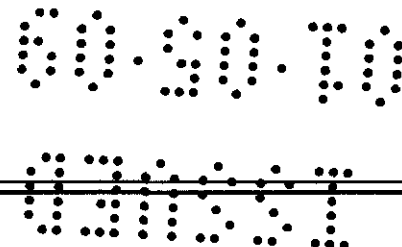
ACTION	DATE:	BY:
PERMIT EXPIRED		
PERMIT CANCELLED		
PERMIT EXTENDED		
PERMIT FINAL	7-31-09	Secret
CERTIFICATE OF OCCUPANCY ISSUED		

**DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403.**

- I SUBMITTED ASBESTOS NOTIFICATION TO:
  - EPA
  - AQMD
- ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION.

SIGNATURE: [Signature]

FOR OFFICE USE ONLY





City of Newport Beach

Building Department

FIRE COMBO Permit No: **F2009-0001**

PO Box 1768 Newport Beach, California 92658-8915

Permit Counter Telephone (949)644-3288

Inspection Requests/Telephone (949)644-3255

INSPECTOR

Job Address: 201 E COAST HWY NB

Description: **UNDEGROUND FIRE LINE AND DOCK SYSTEM**

1157-2008 **11560-2008**

Inspector Area: FIRE

Legal Description: TRACT 5361 LOT 2 POR OF LOT

Owner: **THE IRVINE COMPANY**  
Address: **550 NEWPORT CENTER DR  
NEWPORT BEACH CA 92660**

Contractor: **BELLINGHAM MARINE IND INC**  
Address: **1205 BUSINESS PARK DR  
DIXON CA 95620**

Architect:  
Address:

Phone:

Phone: **707-678-2385**

Phone:

State Lic:

Applicant: **BELLINGHAM MARINE IND INC**  
Address: **1205 BUSINESS PARK DR  
DIXON CA 95620**

Con State Lic: **442499**  
Lic Expire: **07/31/2009**  
Bus Lic: **BT01101867**

Engineer: **MASON RANDY HOWARD**  
Address: **5772 BOLSA AVE #100  
HUNTINGTON BEACH CA 92649**

Phone: **707-678-2385**

Lic Exp Date: **09/30/2009**

Phone: **714-895-2072** State Lic: **C-030661**

Code Edit : 2007

Type of Construction:

Occupancy Group: **U**

Added /New sq.ft. Bldg: **0**

Added /New sq. ft. Garage: **0**

No of Stories: **0**

No of Units : **0**

Flood Zone:

Bldg Sprinklers: **N**

Worker's Compensation Insurance

Carrier: **ALASKA NATIONAL INS**

Policy No: **08LWD30579-ULS&H**

Expire: **12/01/2009**

Designer:

Address:

Phone:

Issued Date: **01/05/2009**

Special Conditions:

Setback- Front:

Rear:

Left:

Right:

FEES

Construction Valuation: **\$142,500.00**

Building Plan Check Fee : **\$0.00**

Fire Permit/Inspection Fee: **\$887.69**

Fire Plan Check Fee: **\$0.00**

Counter Review **\$0.00**

Zoning Plan Check Fee **\$0.00**

Records Management: **\$1.00**

**\$0.00**

**\$0.00**

**TOTAL FEE : \$888.69**

**Plan Check Fee : \$0.00**

**Fee Due at Permit Issuance : \$888.69**

PROCESSED BY:

ZONING APPROVAL:

FIRE APPROVAL:

OTHER DEPARTMENT:

PLAN CHECKED BY::

APPROVAL TO ISSUE:

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION

**P-0215**

**OWNER-BUILDER DECLARATION**

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7031.5, BUSINESS AND PROFESSIONS CODE: ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE OR SHE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTORS LICENSE LAW (CHAPTER 9 (COMMENCING WITH SEC. 7000) OF DIV. 3 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE OR SHE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION. ANY VIOLATION OF SEC. 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500):

I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7044, BUSINESS AND PROFESSIONS CODE: THE CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR HERSELF OR THROUGH HIS OR HER OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING THAT HE OR SHE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.);

I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE: THE CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF THE PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTORS LICENSE LAW.);

I AM EXEMPT UNDER SEC. \_\_\_\_\_, B. & P.C. FOR THIS REASON

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

**LICENSED CONTRACTORS DECLARATION**

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 (COMMENCING WITH SEC. 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.

LICENSE CLASS \_\_\_\_\_ LICENSE NO. \_\_\_\_\_  
 DATE 11/5/09 CONTRACTOR Mark Secret

**WORKERS' COMPENSATION DECLARATION**

I HEREBY AFFIRM UNDER PENALTY OF PERJURY ONE OF THE FOLLOWING DECLARATIONS:

I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONENT TO SELF-INSURE FOR WORKERS' COMPENSATION, AS PROVIDED FOR BY SEC 3700 OF THE LABOR CODE, FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.

I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE, AS REQUIRED BY SEC 3700 OF THE LABOR CODE, FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, MY WORKERS' COMPENSATION INSURANCE CARRIER AND POLICY NUMBER ARE:

CARRIER \_\_\_\_\_

POLICY NUMBER \_\_\_\_\_

(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS).

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF SEC. 3700 OF THE LABOR CODE, I SHALL FORTHWITH COMPLY WITH THOSE PROVISIONS.

DATE: 11/5/09 APPLICANT: Mark Secret

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**CONSTRUCTION LENDING AGENCY**

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3097, CIV.C).

LENDER'S NAME \_\_\_\_\_

LENDER'S ADDRESS \_\_\_\_\_

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.

PERMITTEE NAME (PRINT) Mark Secret  
 SIGNATURE OF PERMITTEE Mark Secret DATE 11/5/09

	DATE:	BY:
PERMIT EXPIRED		
PERMIT CANCELLED		
PERMIT EXTENSION	<u>7/29/09</u>	<u>Mark Secret</u>
FIRE PROTECTION PERMIT FINAL		

**FOR OFFICE USE ONLY**

00 90 10  
03 05 01



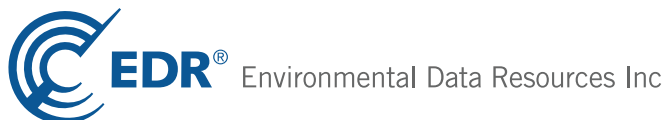
**APPENDIX K**  
**EDR DATABASE SEARCH REPORT**

**Balboa Marina**

201-251 East Coast Highway  
Newport Beach, CA 92660

Inquiry Number: 3793882.2s  
November 22, 2013

**The EDR Radius Map™ Report with GeoCheck®**



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	8
Orphan Summary .....	44
Government Records Searched/Data Currency Tracking .....	GR-1
 <b><u>GEOCHECK ADDENDUM</u></b>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting SSURGO Soil Map .....	A-5
Physical Setting Source Map .....	A-11
Physical Setting Source Map Findings .....	A-13
Physical Setting Source Records Searched .....	A-22

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

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

201-251 EAST COAST HIGHWAY  
NEWPORT BEACH, CA 92660

#### COORDINATES

Latitude (North): 33.6162000 - 33° 36' 58.32"  
Longitude (West): 117.9037000 - 117° 54' 13.32"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 416168.6  
UTM Y (Meters): 3719775.2  
Elevation: 16 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33117-E8 NEWPORT BEACH OE S, CA  
Most Recent Revision: 1981  
  
North Map: 33117-F8 NEWPORT BEACH (DIGITAL), CA  
Most Recent Revision: 0

### AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
201 E. COAST HIGHWAY 201 E. COAST HIGHWAY NEW PORT BEACH, CA 92660	ERNS	N/A
201 EAST COAST HWY 201 EAST COAST HWY NEW PORT, CA	ERNS	N/A
201 E. COAST HIGHWAY 201 E. COAST HIGHWAY NEW PORT BEACH, CA 92660	ERNS	N/A



## EXECUTIVE SUMMARY

201 EAST COAST HWY 201 EAST COAST HWY NEWPORT BEACH, CA 92627	CHMIRS	N/A
SLIP 16 201 E. COAST HIGHWAY SLIP 16 201 E. COAST HIGHWAY NEWPORT BEACH, CA	CHMIRS	N/A
201 E. COAST HWY., SLIP # 37 201 E. COAST HWY., SLIP # 37 NEWPORT BEACH, CA	CHMIRS	N/A

### DATABASES WITH NO MAPPED SITES

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

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

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

#### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

#### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

#### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

#### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

#### ***Federal RCRA non-CORRACTS TSD facilities list***

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

#### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators

## EXECUTIVE SUMMARY

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

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

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

### ***State and tribal leaking storage tank lists***

SLIC..... Statewide SLIC Cases  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing  
VCP..... Voluntary Cleanup Program Properties

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

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

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
WMUDS/SWAT..... Waste Management Unit Database  
SWRCY..... Recycler Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

### ***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs  
HIST Cal-Sites..... Historical Calsites Database  
SCH..... School Property Evaluation Program  
Toxic Pits..... Toxic Pits Cleanup Act Sites  
CDL..... Clandestine Drug Labs

## EXECUTIVE SUMMARY

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

### **Local Land Records**

LIENS 2..... CERCLA Lien Information  
LIENS..... Environmental Liens Listing  
DEED..... Deed Restriction Listing

### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
LDS..... Land Disposal Sites Listing  
MCS..... Military Cleanup Sites Listing  
Orange Co. Industrial Site..... List of Industrial Site Cleanups  
SPILLS 90..... SPILLS 90 data from FirstSearch

### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators  
DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
US MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System  
TSCA..... Toxic Substances Control Act  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
SSTS..... Section 7 Tracking Systems  
ICIS..... Integrated Compliance Information System  
PADS..... PCB Activity Database System  
MLTS..... Material Licensing Tracking System  
RADINFO..... Radiation Information Database  
FINDS..... Facility Index System/Facility Registry System  
RAATS..... RCRA Administrative Action Tracking System  
RMP..... Risk Management Plans  
CA BOND EXP. PLAN..... Bond Expenditure Plan  
NPDES..... NPDES Permits Listing  
UIC..... UIC Listing  
CUPA Listings..... CUPA Resources List  
Notify 65..... Proposition 65 Records  
DRYCLEANERS..... Cleaner Facilities  
WIP..... Well Investigation Program Case List  
ENF..... Enforcement Action Listing  
HAZNET..... Facility and Manifest Data  
EMI..... Emissions Inventory Data  
INDIAN RESERV..... Indian Reservations  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
MWMP..... Medical Waste Management Program Listing  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
HWT..... Registered Hazardous Waste Transporter Database  
HWP..... EnviroStor Permitted Facilities Listing

## EXECUTIVE SUMMARY

Financial Assurance.....	Financial Assurance Information Listing
PROC.....	Certified Processors Database
PCB TRANSFORMER.....	PCB Transformer Registration Database
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
WDS.....	Waste Discharge System
PRP.....	Potentially Responsible Parties
2020 COR ACTION.....	2020 Corrective Action Program List
LEAD SMELTERS.....	Lead Smelter Sites

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
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### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

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

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal RCRA generators list***

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

A review of the RCRA-SQG list, as provided by EDR, and dated 07/11/2013 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>BELLPORT GROUP INC</i></b>	<b><i>300 DOVER DR</i></b>	<b><i>WNW 1/8 - 1/4 (0.214 mi.)</i></b>	<b><i>18</i></b>	<b><i>25</i></b>

## EXECUTIVE SUMMARY

### **State- and tribal - equivalent CERCLIS**

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

A review of the ENVIROSTOR list, as provided by EDR, and dated 09/05/2013 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT BCH FCS Status: Inactive - Needs Evaluation		NW 1/2 - 1 (0.902 mi.)	C21	41

### **State and tribal leaking storage tank lists**

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

A review of the LUST list, as provided by EDR, and dated 09/16/2013 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER ARCO SERVICE STATION SI Status: Completed - Case Closed	200 COAST HWY	W 1/8 - 1/4 (0.242 mi.)	19	27
<b>NEWPORT BEACH CARS L L C</b> Status: Completed - Case Closed	<b>455 E PACIFIC COAST HWY</b>	<b>ESE 1/4 - 1/2 (0.326 mi.)</b>	<b>20</b>	<b>29</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL #18-HGK Status: Completed - Case Closed	301 COAST	E 1/8 - 1/4 (0.187 mi.)	B10	14

### **State and tribal registered storage tank lists**

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

A review of the UST list, as provided by EDR, and dated 09/16/2013 has revealed that there is 1 UST

## EXECUTIVE SUMMARY

site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MOBIL STATION (18-HGK)</i>	<i>301 E COAST HWY</i>	<i>E 1/8 - 1/4 (0.187 mi.)</i>	<i>B12</i>	<i>17</i>

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Local Lists of Registered Storage Tanks**

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL STATION (18-HGK)	301 E COAST HWY	E 1/8 - 1/4 (0.187 mi.)	B16	24

HIST UST: Historical UST Registered Database.

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOHAMMAD ALI REDJAI	301 E COAST HWY	E 1/8 - 1/4 (0.187 mi.)	B13	20
REDJAI'S MOBIL	301 E COAST HWY	E 1/8 - 1/4 (0.187 mi.)	B14	21

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

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MOBIL STATION (18-HGK)</i>	<i>301 E COAST HWY</i>	<i>E 1/8 - 1/4 (0.187 mi.)</i>	<i>B12</i>	<i>17</i>

#### **Other Ascertainable Records**

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 12/31/2011 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT BEACH FCS		NW 1/2 - 1 (0.903 mi.)	C22	42

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 07/05/2013 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GW CLEANUP-N.B.,PCH 18-HGK</i>	<i>301 PACIFIC COAST HIGHW</i>	<i>E 1/8 - 1/4 (0.187 mi.)</i>	<i>B15</i>	<i>22</i>

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

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GW CLEANUP-N.B., PCH 18-HG	301 PACIFIC COAST	E 1/8 - 1/4 (0.187 mi.)	B11	17

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

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

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 3 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	300 E COAST HWY	E 1/8 - 1/4 (0.156 mi.)	7	13
Not reported	301 E COAST HWY	E 1/8 - 1/4 (0.182 mi.)	B8	13
Not reported	301 E COAST HWY	E 1/8 - 1/4 (0.187 mi.)	B9	13

## EXECUTIVE SUMMARY

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

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	341 BAYSIDE DR	ESE 1/8 - 1/4 (0.189 mi.)	17	25



## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

<u>Site Name</u>	<u>Database(s)</u>
BISBEE'S MARINE FUELS, IN	HIST CORTESE
A AND G GARAGE (RALPH IRW	HIST CORTESE
KOLL CENTER #10	CA FID UST, SWEEPS UST
SOUTH BASIN OIL CO WELL #1	CERC-NFRAP
DOUD COMMERCIAL OFFICE	LUST
CHEVRON #4161	LUST
LORAL AERONUTRONIC	RCRA NonGen / NLR, FINDS, UST
WARD RANCH	HIST UST
HERENT MEGERDICHIAN	HIST UST
FORD AEROSPACE & COMMUNICATION	HIST UST
TARGET DIST CENTER 53806	AST
NEWPORT MARINA APTS	HAZNET
BALBOA BAY CLUB & RESORT	HAZNET
DRY CLEANERS	RCRA-SQG
TARGET STORE #T3806	RCRA-SQG
AMER TELE & TELE CO CORONA DEL MAL	RCRA NonGen / NLR, FINDS
PACIFIC BELL	RCRA NonGen / NLR, FINDS
VULCAN MATERIALS CO.	US MINES
ROBERTSONS READY MIX, INC.	US MINES
EL TORO MATERIALS CO.	US MINES

# OVERVIEW MAP - 3793882.2s



★ Target Property

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

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites

■ Indian Reservations BIA

— County Boundary

— Oil & Gas pipelines from USGS

■ 100-year flood zone

■ 500-year flood zone

■ National Wetland Inventory

■ Areas of Concern

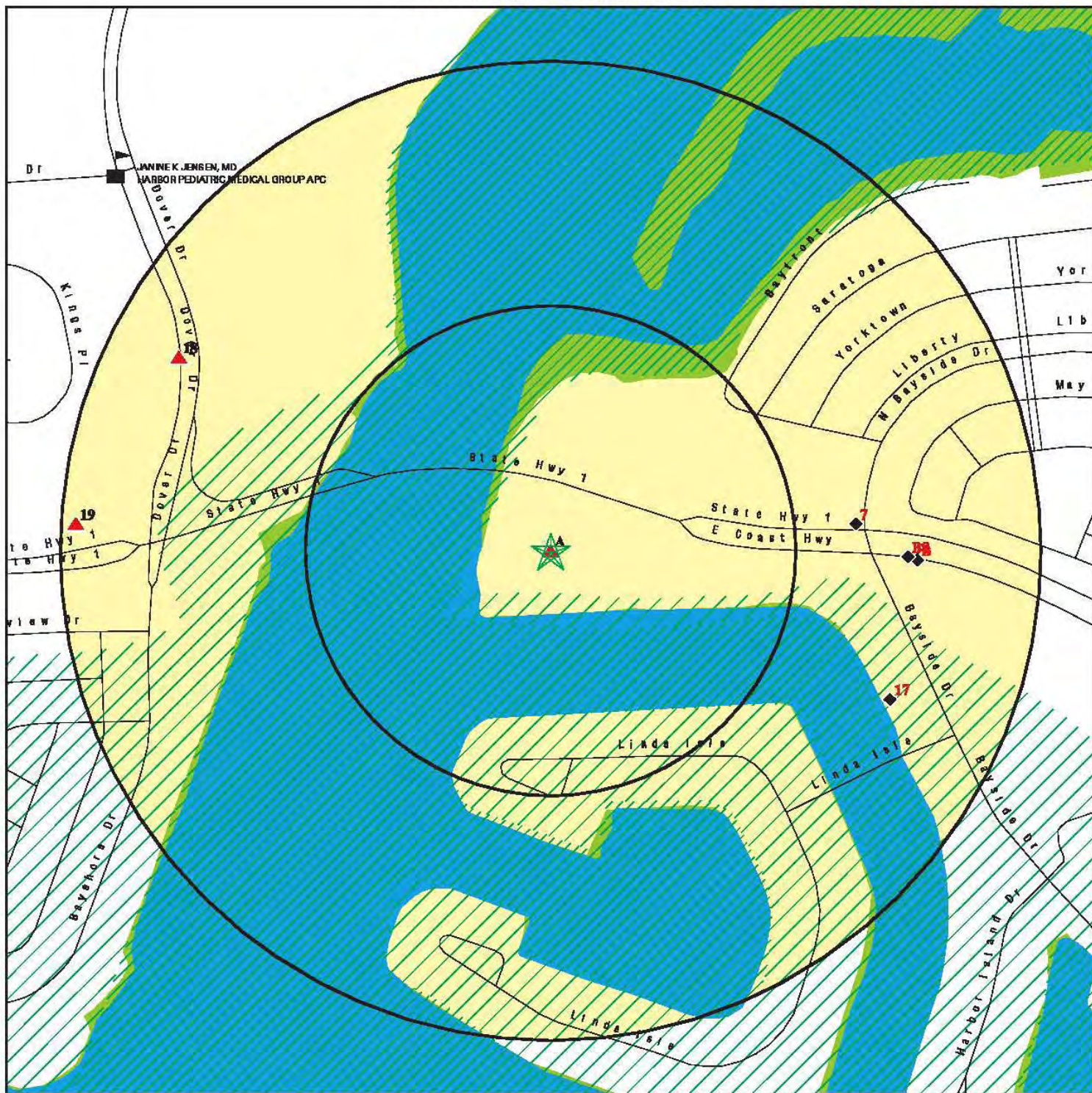















This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Balboa Marina  
 ADDRESS: 201-251 East Coast Highway  
 Newport Beach CA 92660  
 LAT/LONG: 33.6162 / 117.9037

CLIENT: EEC  
 CONTACT: Devina Horvath  
 INQUIRY #: 3793882.2s  
 DATE: November 22, 2013 6:32 pm

# DETAIL MAP - 3793882.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  Areas of Concern

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

<p><b>SITE NAME:</b> Balboa Marina  <b>ADDRESS:</b> 201-251 East Coast Highway                  Newport Beach CA 92660  <b>LAT/LONG:</b> 33.6162 / 117.9037</p>	<p><b>CLIENT:</b> EEC  <b>CONTACT:</b> Devina Horvath  <b>INQUIRY #:</b> 3793882.2s  <b>DATE:</b> November 22, 2013 6:34 pm</p>
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## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP	3	NR	NR	NR	NR	NR	3
<b><i>State- and tribal - equivalent NPL RESPONSE</i></b>								
RESPONSE	1.000		0	0	0	0	NR	0
<b><i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i></b>								
ENVIROSTOR	1.000		0	0	0	1	NR	1
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	2	1	NR	NR	3

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
UST	0.250		0	1	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
CA FID UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		0	2	NR	NR	NR	2
SWEEPS UST	0.250		0	1	NR	NR	NR	1
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP	3	NR	NR	NR	NR	NR	3
LDS	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	TP		NR	NR	NR	NR	NR	0
Orange Co. Industrial Site	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	1	NR	1
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	1	0	NR	NR	1
HIST CORTESE	0.500		0	1	0	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PRP	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	3	NR	NR	NR	3
EDR US Hist Cleaners	0.250		0	1	NR	NR	NR	1

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
--	--	-------------	--------------------------------

<b>A1</b>		<b>ERNS</b>	<b>2008898688</b>
<b>Target</b>	<b>201 E. COAST HIGHWAY</b>		<b>N/A</b>
<b>Property</b>	<b>NEW PORT BEACH, CA 92660</b>		

Site 1 of 6 in cluster A

**Actual:** 16 ft. [Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

<b>A2</b>		<b>ERNS</b>	<b>2001567915</b>
<b>Target</b>	<b>201 EAST COAST HWY</b>		<b>N/A</b>
<b>Property</b>	<b>NEW PORT, CA</b>		

Site 2 of 6 in cluster A

**Actual:** 16 ft. [Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

<b>A3</b>		<b>ERNS</b>	<b>2009898688</b>
<b>Target</b>	<b>201 E. COAST HIGHWAY</b>		<b>N/A</b>
<b>Property</b>	<b>NEW PORT BEACH, CA 92660</b>		

Site 3 of 6 in cluster A

**Actual:** 16 ft. [Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

<b>A4</b>		<b>CHMIRS</b>	<b>S105674268</b>
<b>Target</b>	<b>201 EAST COAST HWY</b>		<b>N/A</b>
<b>Property</b>	<b>NEWPORT BEACH, CA 92627</b>		

Site 4 of 6 in cluster A

**Actual:** 16 ft. CHMIRS:

OES Incident Number:	01-3146	
OES notification:	05/31/2001	
OES Date:	Not reported	
OES Time:	Not reported	
Incident Date:	Not reported	
<b>Date Completed:</b>	<b>Not reported</b>	
Property Use:	Not reported	
Agency Id Number:	Not reported	
Agency Incident Number:	Not reported	
Time Notified:	Not reported	
Time Completed:	Not reported	
Surrounding Area:	Not reported	
Estimated Temperature:	Not reported	
Property Management:	Not reported	
Special Studies 1:	Not reported	
Special Studies 2:	Not reported	
Special Studies 3:	Not reported	
Special Studies 4:	Not reported	
Special Studies 5:	Not reported	
Special Studies 6:	Not reported	
More Than Two Substances Involved?:	Not reported	
Resp Agency Personel # Of Decontaminated:	Not reported	
Responding Agency Personel # Of Injuries:	Not reported	
Responding Agency Personel # Of Fatalities:	Not reported	



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

(Continued)

S105674268

Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA/DOT/PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Comments:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Yes
Waterway:	Newport Harbor
Spill Site:	Not reported
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2001
Agency:	Orange Co. S/O Harbor Patrol
Incident Date:	5/31/2001 12:00:00 AM
Admin Agency:	Newport Beach Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Ship/Harbor/Port
E Date:	Not reported
Substance:	diesel
Quantity Released:	Not reported
BBLS:	0
Cups:	0
CUFT:	0
Gallons:	2
Grams:	0
Pounds:	0
Liters:	0
Ounces:	0
Pints:	0
Quarts:	0
Sheen:	0
Tons:	0
Unknown:	0.000000
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
Description:	Sheen 50 sq feet. Released from the automatic bilge pump.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

A5  
Target  
Property

SLIP 16 201 E. COAST HIGHWAY  
NEWPORT BEACH, CA

CHMIRS S105665539  
N/A

Site 5 of 6 in cluster A

Actual:  
16 ft.

CHMIRS:  
OES Incident Number: 00-4331  
OES notification: 09/24/2000  
OES Date: Not reported  
OES Time: Not reported  
Incident Date: Not reported  
**Date Completed: Not reported**  
Property Use: Not reported  
Agency Id Number: Not reported  
Agency Incident Number: Not reported  
Time Notified: Not reported  
Time Completed: Not reported  
Surrounding Area: Not reported  
Estimated Temperature: Not reported  
Property Management: Not reported  
Special Studies 1: Not reported  
Special Studies 2: Not reported  
Special Studies 3: Not reported  
Special Studies 4: Not reported  
Special Studies 5: Not reported  
Special Studies 6: Not reported  
More Than Two Substances Involved?: Not reported  
Resp Agncy Personel # Of Decontaminated: Not reported  
Responding Agency Personel # Of Injuries: Not reported  
Responding Agency Personel # Of Fatalities: Not reported  
Others Number Of Decontaminated: Not reported  
Others Number Of Injuries: Not reported  
Others Number Of Fatalities: Not reported  
Vehicle Make/year: Not reported  
Vehicle License Number: Not reported  
Vehicle State: Not reported  
Vehicle Id Number: Not reported  
CA/DOT/PUC/ICC Number: Not reported  
Company Name: Not reported  
Reporting Officer Name/ID: Not reported  
Report Date: Not reported  
Comments: Not reported  
Facility Telephone: Not reported  
Waterway Involved: Yes  
Waterway: Balboa Marina  
Spill Site: Not reported  
Cleanup By: N/A  
Containment: Not reported  
What Happened: Not reported  
Type: Not reported  
Measure: Not reported  
Other: Not reported  
Date/Time: Not reported  
Year: 2000  
Agency: Orange Co. SO Harbor Patrol  
Incident Date: 9/24/200012:00:00 AM  
Admin Agency: Newport Beach Fire Department  
Amount: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

(Continued)

S105665539

Contained:	Unknown
Site Type:	Ship/Harbor/Port
E Date:	Not reported
Substance:	Motor oil with diesel
Quantity Released:	Not reported
BBLS:	0
Cups:	0
CUFT:	0
Gallons:	Unk
Grams:	0
Pounds:	0
Liters:	0
Ounces:	0
Pints:	0
Quarts:	0
Sheen:	0
Tons:	0
Unknown:	0
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
Description:	During pumping of the bilge, substance went into the bay in error. Sheen is being allowed to dissipate without attempt of clean up.

A6  
 Target  
 Property

201 E. COAST HWY., SLIP # 37  
 NEWPORT BEACH, CA

CHMIRS S106401085  
 N/A

Site 6 of 6 in cluster A

Actual:  
 16 ft.

CHMIRS:	
OES Incident Number:	03-5596
OES notification:	10/28/2003
OES Date:	Not reported
OES Time:	Not reported
Incident Date:	Not reported
<b>Date Completed:</b>	<b>Not reported</b>
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
Special Studies 1:	Not reported
Special Studies 2:	Not reported
Special Studies 3:	Not reported
Special Studies 4:	Not reported
Special Studies 5:	Not reported
Special Studies 6:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

(Continued)

S106401085

Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA/DOT/PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Comments:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Not reported
Waterway:	Balboa Marina
Spill Site:	Not reported
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2003
Agency:	Orange Co. SO
Incident Date:	10/28/2003 12:00:00 AM
Admin Agency:	Newport Beach Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Ship/Harbor/Port
E Date:	Not reported
Substance:	White Paint
Quantity Released:	Not reported
BBLs:	0
Cups:	0
CUFT:	0
Gallons:	0.000000
Grams:	0
Pounds:	0
Liters:	0
Ounces:	0
Pints:	0
Quarts:	0
Sheen:	20
Tons:	0
Unknown:	0
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
Description:	Subject on boat washed his brushes in the bay.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

7  
East  
1/8-1/4  
0.156 mi.  
825 ft.

300 E COAST HWY  
NEWPORT BEACH, CA 92660

EDR US Hist Auto Stat 1015400050  
N/A

Relative:  
Lower  
Actual:  
13 ft.

EDR Historical Auto Stations:

Name: AAA AUTO GLASS  
Year: 2004  
Address: 300 E COAST HWY

Name: AAA AUTOGLASS REPR REPLACEMENT  
Year: 2005  
Address: 300 E COAST HWY

B8  
East  
1/8-1/4  
0.182 mi.  
963 ft.

301 E COAST HWY  
FULLERTON, CA 92831

EDR US Hist Auto Stat 1015402414  
N/A

Site 1 of 9 in cluster B

Relative:  
Lower  
Actual:  
13 ft.

EDR Historical Auto Stations:

Name: MOBIL SERVICE STATION DEALERS  
Year: 1999  
Address: 301 E COAST HWY

B9  
East  
1/8-1/4  
0.187 mi.  
988 ft.

301 E COAST HWY  
NEWPORT BEACH, CA 92660

EDR US Hist Auto Stat 1015402415  
N/A

Site 2 of 9 in cluster B

Relative:  
Lower  
Actual:  
13 ft.

EDR Historical Auto Stations:

Name: BAYSIDE MOBIL AUTO CARE  
Year: 1999  
Address: 301 E COAST HWY

Name: MOBILE STATION  
Year: 2001  
Address: 301 E COAST HWY

Name: MOBIL SERVICE STATION DEALERS  
Year: 2002  
Address: 301 E COAST HWY

Name: MOBIL SERVICE STATION  
Year: 2004  
Address: 301 E COAST HWY

Name: MOBIL SERVICE STATION DEALERS  
Year: 2005  
Address: 301 E COAST HWY

Name: BAYSIDE CHEVRON  
Year: 2008  
Address: 301 E COAST HWY

Name: MOBIL OIL CORP

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**(Continued)**

**1015402415**

Year: 2009  
 Address: 301 E COAST HWY

Name: BAYSIDE CHEVRON  
 Year: 2010  
 Address: 301 E COAST HWY

Name: BAYSIDE CHEVRON  
 Year: 2011  
 Address: 301 E COAST HWY

Name: BAYSIDE CHEVRON  
 Year: 2012  
 Address: 301 E COAST HWY

**B10**  
**East**  
**1/8-1/4**  
**0.187 mi.**  
**988 ft.**

**MOBIL #18-HGK**  
**301 COAST**  
**NEWPORT BEACH, CA 92660**

**LUST S102433743**  
**N/A**

**Site 3 of 9 in cluster B**

**Relative:**  
**Lower**

**LUST:**

**Actual:**  
**13 ft.**

Region: STATE  
 Global Id: T0605900190  
 Latitude: 33.6164305  
 Longitude: -117.9014487  
 Case Type: LUST Cleanup Site  
 Status: Completed - Case Closed  
 Status Date: 07/28/2005  
 Lead Agency: ORANGE COUNTY LOP  
 Case Worker: JK  
 Local Agency: ORANGE COUNTY LOP  
 RB Case Number: 083000246T  
 LOC Case Number: 86UT124  
 File Location: Local Agency Warehouse  
 Potential Media Affect: Other Groundwater (uses other than drinking water)  
 Potential Contaminants of Concern: Gasoline  
 Site History: Not reported

Click here to access the California GeoTracker records for this facility:

**Contact:**

Global Id: T0605900190  
 Contact Type: Local Agency Caseworker  
 Contact Name: DENAMARIE BAKER  
 Organization Name: ORANGE COUNTY LOP  
 Address: 1241 E. DYER ROAD, STE. 120  
 City: SANTA ANA  
 Email: dbaker@ochca.com  
 Phone Number: 7144336255

Global Id: T0605900190  
 Contact Type: Regional Board Caseworker  
 Contact Name: ROSE SCOTT  
 Organization Name: SANTA ANA RWQCB (REGION 8)  
 Address: 3737 MAIN STREET, SUITE 500  
 City: RIVERSIDE  
 Email: rscott@waterboards.ca.gov

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOBIL #18-HGK (Continued)**

**S102433743**

Phone Number: 9513206375

Status History:

Global Id: T0605900190  
Status: Completed - Case Closed  
Status Date: 07/28/2005

Global Id: T0605900190  
Status: Open - Case Begin Date  
Status Date: 07/22/1986

Global Id: T0605900190  
Status: Open - Remediation  
Status Date: 05/01/1989

Regulatory Activities:

Global Id: T0605900190  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Free Product Removal

Global Id: T0605900190  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Soil Vapor Extraction (SVE)

Global Id: T0605900190  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Pump & Treat (P&T) Groundwater

Global Id: T0605900190  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Pump & Treat (P&T) Groundwater

Global Id: T0605900190  
Action Type: ENFORCEMENT  
Date: 07/28/2005  
Action: Closure/No Further Action Letter

Global Id: T0605900190  
Action Type: ENFORCEMENT  
Date: 08/29/1986  
Action: \* Historical Enforcement

Global Id: T0605900190  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Discovery

Global Id: T0605900190  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOBIL #18-HGK (Continued)**

**S102433743**

ORANGE CO. LUST:

Region: ORANGE  
Facility Id: 86UT124  
Current Status: Certification (Case Closed)  
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Date Closed: 07/28/2005  
Case Type: Other Ground Water  
Record ID: RO0001291

LUST REG 8:

Region: 8  
County: Orange  
Regional Board: Santa Ana Region  
Facility Status: Remedial action (cleanup) Underway  
Case Number: 083000246T  
Local Case Num: 86UT124  
Case Type: Other ground water affected  
Substance: Gasoline  
Qty Leaked: 0  
Abate Method: Not reported  
Cross Street: Not reported  
Enf Type: OEFA  
Funding: Not reported  
How Discovered: Nuisance Conditions  
How Stopped: Other Means  
Leak Cause: Unknown  
Leak Source: Unknown  
Global ID: T0605900190  
How Stopped Date: 9/9/9999  
Enter Date: Not reported  
Review Date: Not reported  
Prelim Assess: Not reported  
Discover Date: 8/1/1986  
Enforcement Date: Not reported  
Close Date: Not reported  
Workplan: Not reported  
Pollution Char: Not reported  
Remed Plan: Not reported  
Remed Action: 5/1/1989  
Monitoring: Not reported  
Enter Date: Not reported  
GW Qualifies: =  
Soil Qualifies: =  
Operator: Not reported  
Facility Contact: Not reported  
Interim: Not reported  
Oversite Program: LUST  
Latitude: 33.6164305  
Longitude: -117.9014487  
MTBE Date: 10/23/2001  
Max MTBE GW: 610  
MTBE Concentration: 0  
Max MTBE Soil: 95.8  
MTBE Fuel: 1  
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected  
MTBE Class: \*



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MOBIL #18-HGK (Continued)**

**S102433743**

Staff: RS  
 Staff Initials: JK  
 Lead Agency: Local Agency  
 Local Agency: 30000L  
 Hydr Basin #: Not reported  
 Beneficial: BIOL,COMM,EST,MAR,NAV,RARE,REC-1,REC-2,SHELL,SPWN,  
 Priority: Not reported  
 Cleanup Fund Id: Not reported  
 Work Suspended: Not reported  
 Summary: Not reported

**B11**  
**East**  
**1/8-1/4**  
**0.187 mi.**  
**988 ft.**

**GW CLEANUP-N.B., PCH 18-HG**  
**301 PACIFIC COAST**  
**NEWPORT BEACH, CA 92660**

**HIST CORTESE** **S105025220**  
**N/A**

**Site 4 of 9 in cluster B**

**Relative:**  
**Lower**

**CORTESE:**  
 Region: CORTESE  
 Facility County Code: 30  
 Reg By: WBC&D  
 Reg Id: 8 302590001

**Actual:**  
**13 ft.**

**B12**  
**East**  
**1/8-1/4**  
**0.187 mi.**  
**988 ft.**

**MOBIL STATION (18-HGK)**  
**301 E COAST HWY**  
**NEWPORT BEACH, CA 92660**

**UST** **U003433235**  
**SWEEPS UST** **N/A**

**Site 5 of 9 in cluster B**

**Relative:**  
**Lower**

**UST:**  
 Facility ID: 2193  
 Latitude: 33.61618  
 Longitude: -117.9009

**Actual:**  
**13 ft.**

**ORANGE CO. UST:**  
 Facility ID: FA0043022

**SWEEPS UST:**

Status: Not reported  
 Comp Number: 2193  
 Number: Not reported  
 Board Of Equalization: Not reported  
 Referral Date: Not reported  
 Action Date: Not reported  
 Created Date: Not reported  
 Tank Status: Not reported  
 Owner Tank Id: Not reported  
 Swrcb Tank Id: 30-000-002193-000001  
 Actv Date: Not reported  
 Capacity: 250  
 Tank Use: UNKNOWN  
 Stg: PRODUCT  
 Content: Not reported  
 Number Of Tanks: 4

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOBIL STATION (18-HGK) (Continued)**

**U003433235**

Status: Not reported  
Comp Number: 2193  
Number: Not reported  
Board Of Equalization: Not reported  
Referral Date: Not reported  
Action Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 30-000-002193-000005  
Actv Date: Not reported  
Capacity: 5000  
Tank Use: UNKNOWN  
Stg: PRODUCT  
Content: Not reported  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 2193  
Number: Not reported  
Board Of Equalization: Not reported  
Referral Date: Not reported  
Action Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 30-000-002193-000006  
Actv Date: Not reported  
Capacity: 5000  
Tank Use: UNKNOWN  
Stg: PRODUCT  
Content: Not reported  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 2193  
Number: Not reported  
Board Of Equalization: Not reported  
Referral Date: Not reported  
Action Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 30-000-002193-000007  
Actv Date: Not reported  
Capacity: 8000  
Tank Use: UNKNOWN  
Stg: PRODUCT  
Content: Not reported  
Number Of Tanks: Not reported

Status: Active  
Comp Number: 2193  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 09-30-92  
Action Date: 09-15-92

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOBIL STATION (18-HGK) (Continued)**

**U003433235**

Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 30-000-002193-000009  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: P  
Content: LEADED  
Number Of Tanks: 6

Status: Active  
Comp Number: 2193  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 09-30-92  
Action Date: 09-15-92  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 30-000-002193-000010  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: P  
Content: DIESEL  
Number Of Tanks: Not reported

Status: Active  
Comp Number: 2193  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 09-30-92  
Action Date: 09-15-92  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 30-000-002193-000011  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: P  
Content: REG UNLEADED  
Number Of Tanks: Not reported

Status: Active  
Comp Number: 2193  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 09-30-92  
Action Date: 09-15-92  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 30-000-002193-000012  
Actv Date: Not reported  
Capacity: 10000

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOBIL STATION (18-HGK) (Continued)**

**U003433235**

Tank Use: M.V. FUEL  
 Stg: P  
 Content: REG UNLEADED  
 Number Of Tanks: Not reported

Status: Active  
 Comp Number: 2193  
 Number: 9  
 Board Of Equalization: Not reported  
 Referral Date: 09-30-92  
 Action Date: 09-15-92  
 Created Date: 02-29-88  
 Tank Status: A  
 Owner Tank Id: Not reported  
 Swrcb Tank Id: 30-000-002193-000013  
 Actv Date: Not reported  
 Capacity: 250  
 Tank Use: M.V. FUEL  
 Stg: P  
 Content: OTHER  
 Number Of Tanks: Not reported

Status: Active  
 Comp Number: 2193  
 Number: 9  
 Board Of Equalization: Not reported  
 Referral Date: 09-30-92  
 Action Date: 09-15-92  
 Created Date: 02-29-88  
 Tank Status: A  
 Owner Tank Id: Not reported  
 Swrcb Tank Id: 30-000-002193-000014  
 Actv Date: Not reported  
 Capacity: 550  
 Tank Use: PETROLEUM  
 Stg: P  
 Content: Not reported  
 Number Of Tanks: Not reported

**B13**  
**East**  
**1/8-1/4**  
**0.187 mi.**  
**988 ft.**

**MOHAMMAD ALI REDJAI**  
**301 E COAST HWY**  
**NEWPORT BEACH, CA 92660**  
**Site 6 of 9 in cluster B**

**HIST UST** **U001577440**  
**N/A**

**Relative:**  
**Lower**

HIST UST:  
 Region: STATE  
 Facility ID: 00000039377  
 Facility Type: Not reported  
 Other Type: Not reported  
 Total Tanks: 0004  
 Contact Name: Not reported  
 Telephone: 7146756411  
 Owner Name: MOBIL OIL CORPORATION  
 Owner Address: 612 S. FLOWER STREET  
 Owner City,St,Zip: LOS ANGELES, CA 90017

**Actual:**  
**13 ft.**

Tank Num: 001

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOHAMMAD ALI REDJAI (Continued)**

**U001577440**

Container Num: 1  
Year Installed: Not reported  
Tank Capacity: 00008000  
Tank Used for: PRODUCT  
Type of Fuel: UNLEADED  
Tank Construction: Not reported  
Leak Detection: Stock Inventor

Tank Num: 002  
Container Num: 2  
Year Installed: Not reported  
Tank Capacity: 00005000  
Tank Used for: PRODUCT  
Type of Fuel: REGULAR  
Tank Construction: Not reported  
Leak Detection: Stock Inventor

Tank Num: 003  
Container Num: 3  
Year Installed: Not reported  
Tank Capacity: 00005000  
Tank Used for: PRODUCT  
Type of Fuel: PREMIUM  
Tank Construction: Not reported  
Leak Detection: Stock Inventor

Tank Num: 004  
Container Num: 4  
Year Installed: Not reported  
Tank Capacity: 00000280  
Tank Used for: WASTE  
Type of Fuel: WASTE OIL  
Tank Construction: Not reported  
Leak Detection: Stock Inventor

**B14**  
**East**  
**1/8-1/4**  
**0.187 mi.**  
**988 ft.**

**REDJAI'S MOBIL**  
**301 E COAST HWY**  
**NEWPORT BEACH, CA 92660**

**HIST UST** **U001577447**  
**N/A**

**Site 7 of 9 in cluster B**

**Relative:**  
**Lower**

HIST UST:  
Region: STATE  
Facility ID: 00000054816  
Facility Type: Gas Station  
Other Type: Not reported  
Total Tanks: 0003  
Contact Name: MOHAMMAD ALI REDJAI  
Telephone: 7146756411  
Owner Name: REDJAI'S MOBIL SERVICE STATION  
Owner Address: 301 E. COAST HWY  
Owner City,St,Zip: NEWPORT BEACH, CA 92660

**Actual:**  
**13 ft.**

Tank Num: 001  
Container Num: 3  
Year Installed: Not reported  
Tank Capacity: 00008000  
Tank Used for: PRODUCT

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**REDJAI'S MOBIL (Continued)**

**U001577447**

Type of Fuel: UNLEADED  
 Tank Construction: Not reported  
 Leak Detection: Pressure Test

Tank Num: 002  
 Container Num: 2  
 Year Installed: Not reported  
 Tank Capacity: 00005000  
 Tank Used for: PRODUCT  
 Type of Fuel: PREMIUM  
 Tank Construction: Not reported  
 Leak Detection: None

Tank Num: 003  
 Container Num: 3  
 Year Installed: Not reported  
 Tank Capacity: 00005000  
 Tank Used for: PRODUCT  
 Type of Fuel: REGULAR  
 Tank Construction: Not reported  
 Leak Detection: None

**B15**  
**East**  
**1/8-1/4**  
**0.187 mi.**  
**988 ft.**

**GW CLEANUP-N.B.,PCH 18-HGK**  
**301 PACIFIC COAST HIGHWAY**  
**NEWPORT BEACH, CA 92660**  
**Site 8 of 9 in cluster B**

**Cortese** **S108198855**  
**ENF** **N/A**

**Relative:**  
**Lower**

**CORTESE:**  
 Region: CORTESE  
 Envirostor Id: Not reported  
 Site/Facility Type: Not reported  
 Cleanup Status: Not reported  
 Status Date: Not reported  
 Site Code: Not reported  
 Latitude: Not reported  
 Longitude: Not reported  
 Owner: Not reported  
 Enf Type: Not reported  
 Swat R: Not reported  
 Flag: CORTESE  
 Order No: Not reported  
 Waste Discharge System No: Not reported  
 Effective Date: 11/09/1989  
 Region 2: 8  
 WID Id: 8 302590001  
 Solid Waste Id No: Not reported  
 Waste Management Uit Name: Not reported

**Actual:**  
**13 ft.**

**ENF:**  
 Region: 8  
 Facility Id: 228421  
 Agency Name: ExxonMobil Oil Corporation Chula Vista  
 Place Type: Service/Commercial  
 Place Subtype: Gasoline Service Station  
 Facility Type: Industrial  
 Agency Type: Privately-Owned Business

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GW CLEANUP-N.B.,PCH 18-HGK (Continued)**

**S108198855**

# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	4959
SIC Desc 1:	Sanitary Services, NEC
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.01
Threat To Water Quality:	3
Complexity:	B
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Contaminated ground water
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDESWW
Program Category1:	NPDESWW
Program Category2:	TANKS
# Of Programs:	1
WDID:	8 302590001
Reg Measure Id:	205933
Reg Measure Type:	Enrollee
Region:	8
Order #:	R8-2002-0007
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	11/09/1989
Effective Date:	11/09/1989
Expiration/Review Date:	Not reported
Termination Date:	02/11/2004
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Y
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	224976

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GW CLEANUP-N.B.,PCH 18-HGK (Continued)**

**S108198855**

Region: 8  
 Order / Resolution Number: 89-045  
 Enforcement Action Type: Clean-up and Abatement Order  
 Effective Date: 04/14/1989  
 Adoption/Issuance Date: Not reported  
 Achieve Date: Not reported  
 Termination Date: Not reported  
 ACL Issuance Date: Not reported  
 EPL Issuance Date: Not reported  
 Status: Active  
 Title: Enforcement - 8 302590001  
 Description: GW CLEANUP.  
 Program: UST  
 Latest Milestone Completion Date: Not reported  
 # Of Programs1: 1  
 Total Assessment Amount: 0  
 Initial Assessed Amount: 0  
 Liability \$ Amount: 0  
 Project \$ Amount: 0  
 Liability \$ Paid: 0  
 Project \$ Completed: 0  
 Total \$ Paid/Completed Amount: 0

**B16**  
**East**  
**1/8-1/4**  
**0.187 mi.**  
**988 ft.**

**MOBIL STATION (18-HGK)**  
**301 E COAST HWY**  
**NEWPORT BEACH, CA 92660**  
**Site 9 of 9 in cluster B**

**CA FID UST** **U002096216**  
**N/A**

**Relative:**  
**Lower**

CA FID UST:  
 Facility ID: 30001560  
 Regulated By: UTNKA  
 Regulated ID: Not reported  
 Cortese Code: Not reported  
 SIC Code: Not reported  
 Facility Phone: 7146756411  
 Mail To: Not reported  
 Mailing Address: 3225 GALLOWS RD ATTN: EAR  
 Mailing Address 2: Not reported  
 Mailing City,St,Zip: NEWPORT BEACH 92660  
 Contact: Not reported  
 Contact Phone: Not reported  
 DUNS Number: Not reported  
 NPDES Number: Not reported  
 EPA ID: Not reported  
 Comments: Not reported  
 Status: Active

**Actual:**  
**13 ft.**



MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

17  
ESE  
1/8-1/4  
0.189 mi.  
997 ft.

**341 BAYSIDE DR  
NEWPORT BEACH, CA 92660**

**EDR US Hist Cleaners 1015046409  
N/A**

**Relative:  
Lower**  
  
**Actual:  
7 ft.**

EDR Historical Cleaners:

Name: PICCADILLY CLEANERS  
Year: 2001  
Address: 341 BAYSIDE DR

Name: PICCADILLY CLEANERS  
Year: 2002  
Address: 341 BAYSIDE DR

Name: PICCADILLY CLEANERS  
Year: 2003  
Address: 341 BAYSIDE DR

18  
WNW  
1/8-1/4  
0.214 mi.  
1129 ft.

**BELLPORT GROUP INC  
300 DOVER DR  
NEWPORT BEACH, CA 92663**

**RCRA-SQG 1007091398  
HAZNET CAR000148874**

**Relative:  
Higher**  
  
**Actual:  
16 ft.**

RCRA-SQG:

Date form received by agency: 10/22/2003  
Facility name: BELLPORT GROUP INC  
Facility address: 300 DOVER DR  
NEWPORT BEACH, CA 92663  
EPA ID: CAR000148874  
Mailing address: 101 SHIPYARD WAY  
STE M  
NEWPORT BEACH, CA 92663  
Contact: SKIP STANLEY  
Contact address: 101 SHIPYARD WAY STE M  
NEWPORT BEACH, CA 92663  
Contact country: US  
Contact telephone: 949-723-7781  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: BELLPORT GROUP  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: Not reported  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 01/06/2003  
Owner/Op end date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BELLPORT GROUP INC (Continued)**

**1007091398**

Owner/operator name: JOSEPH UEERROTH  
Owner/operator address: Not reported  
Owner/operator country: Not reported  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 07/29/1998  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Violation Status: No violations found

HAZNET:

Year: 2003  
Gepaid: CAR000148874  
Contact: SEAN WALSH  
Telephone: 9497237780  
Mailing Name: Not reported  
Mailing Address: 101 SHIPYARD WAY  
Mailing City,St,Zip: NEWPORT BEACH, CA 926630000  
Gen County: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BELLPORT GROUP INC (Continued)**

**1007091398**

TSD EPA ID: CAD982444481  
TSD County: Not reported  
Waste Category: Other organic solids  
Disposal Method: Transfer Station  
Tons: 0.4  
Facility County: Orange  
  
Year: 2003  
Gepaid: CAR000148874  
Contact: SEAN WALSH  
Telephone: 9497237780  
Mailing Name: Not reported  
Mailing Address: 101 SHIPYARD WAY  
Mailing City,St,Zip: NEWPORT BEACH, CA 926630000  
Gen County: Not reported  
TSD EPA ID: IND000646943  
TSD County: Not reported  
Waste Category: Off-specification, aged or surplus organics  
Disposal Method: Recycler  
Tons: 0.3  
Facility County: Orange

**19**  
**West**  
**1/8-1/4**  
**0.242 mi.**  
**1280 ft.**

**FORMER ARCO SERVICE STATION SITE**  
**200 COAST HWY**  
**NEWPORT BEACH, CA 92663**

**LUST S102430135**  
**N/A**

**Relative:**  
**Higher**

**LUST:**

**Actual:**  
**19 ft.**

Region: STATE  
Global Id: T0605901824  
Latitude: 33.6164427  
Longitude: -117.9025073  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 05/11/1998  
Lead Agency: ORANGE COUNTY LOP  
Case Worker: JK  
Local Agency: ORANGE COUNTY LOP  
RB Case Number: 083002615T  
LOC Case Number: 94UT020  
File Location: Local Agency  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

**Contact:**

Global Id: T0605901824  
Contact Type: Local Agency Caseworker  
Contact Name: DENAMARIE BAKER  
Organization Name: ORANGE COUNTY LOP  
Address: 1241 E. DYER ROAD, STE. 120  
City: SANTA ANA  
Email: dbaker@ochca.com  
Phone Number: 7144336255

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FORMER ARCO SERVICE STATION SITE (Continued)**

**S102430135**

Global Id: T0605901824  
Contact Type: Regional Board Caseworker  
Contact Name: VALERIE JAHN-BULL  
Organization Name: SANTA ANA RWQCB (REGION 8)  
Address: 3737 MAIN STREET, SUITE 500  
City: RIVERSIDE  
Email: vjahn-bull@waterboards.ca.gov  
Phone Number: 9517824903

**Status History:**

Global Id: T0605901824  
Status: Completed - Case Closed  
Status Date: 05/11/1998

Global Id: T0605901824  
Status: Open - Case Begin Date  
Status Date: 03/14/1994

**Regulatory Activities:**

Global Id: T0605901824  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

Global Id: T0605901824  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Discovery

**ORANGE CO. LUST:**

Region: ORANGE  
Facility Id: 94UT020  
Current Status: Certification (Case Closed)  
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Date Closed: 05/11/1998  
Case Type: Other Ground Water  
Record ID: RO0001410

**LUST REG 8:**

Region: 8  
County: Orange  
Regional Board: Santa Ana Region  
Facility Status: Case Closed  
Case Number: 083002615T  
Local Case Num: 94UT020  
Case Type: Other ground water affected  
Substance: Gasoline  
Qty Leaked: 0  
Abate Method: Not reported  
Cross Street: Not reported  
Enf Type: Not reported  
Funding: Not reported  
How Discovered: Tank Closure  
How Stopped: Close Tank

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FORMER ARCO SERVICE STATION SITE (Continued)**

**S102430135**

Leak Cause: Unknown  
Leak Source: Unknown  
Global ID: T0605901824  
How Stopped Date: 9/9/9999  
Enter Date: Not reported  
Review Date: Not reported  
Prelim Assess: Not reported  
Discover Date: 3/14/1994  
Enforcement Date: Not reported  
Close Date: 5/11/1998  
Workplan: Not reported  
Pollution Char: Not reported  
Remed Plan: Not reported  
Remed Action: Not reported  
Monitoring: Not reported  
Enter Date: Not reported  
GW Qualifies: Not reported  
Soil Qualifies: Not reported  
Operator: Not reported  
Facility Contact: Not reported  
Interim: Not reported  
Oversite Program: LUST  
Latitude: 33.6162295  
Longitude: -117.9068168  
MTBE Date: Not reported  
Max MTBE GW: Not reported  
MTBE Concentration: 0  
Max MTBE Soil: Not reported  
MTBE Fuel: 1  
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.  
MTBE Class: \*  
Staff: VJJ  
Staff Initials: JK  
Lead Agency: Local Agency  
Local Agency: 30000L  
Hydr Basin #: Not reported  
Beneficial: MUN  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Work Suspended: Not reported  
Summary: Not reported

**20  
ESE  
1/4-1/2  
0.326 mi.  
1723 ft.**

**NEWPORT BEACH CARS L L C  
455 E PACIFIC COAST HWY  
NEWPORT BEACH, CA 92660**

**RCRA-SQG 1000364521  
FINDS CAD981967508  
LUST  
HIST UST**

**Relative:  
Higher**

RCRA-SQG:  
Date form received by agency: 10/25/1999  
Facility name: NEWPORT BEACH CARS L L C  
Facility address: 455 E PACIFIC COAST HWY  
NEWPORT BEACH, CA 92660  
EPA ID: CAD981967508  
Contact: BILL SCHINDELE  
Contact address: 455 E PACIFIC COAST HWY  
NEWPORT BEACH, CA 92660  
Contact country: US

**Actual:  
18 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

Contact telephone: (949) 673-0900  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Owner/Operator Summary:**

Owner/operator name: NEWPORT BEACH CARS L L C  
Owner/operator address: 455 E PACIFIC COAST HWY  
NEWPORT BEACH, CA 92660  
Owner/operator country: Not reported  
Owner/operator telephone: (949) 673-0900  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999

Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

**Hazardous Waste Summary:**

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: F001  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, 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.

Violation Status: No violations found

**FINDS:**

Registry ID: 110002758882

**Environmental Interest/Information System**

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

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

**LUST:**

Region: STATE  
Global Id: T0605901312  
Latitude: 33.6157516  
Longitude: -117.8992856  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 11/22/2010  
Lead Agency: ORANGE COUNTY LOP  
Case Worker: DB  
Local Agency: ORANGE COUNTY LOP  
RB Case Number: 083001744T  
LOC Case Number: 93UT087  
File Location: Local Agency  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Gasoline  
Site History: Please refer to recent Site Documents or Monitoring Reports in GeoTracker 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.

Click here to access the California GeoTracker records for this facility:

Contact:  
Global Id: T0605901312  
Contact Type: Local Agency Caseworker

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

Contact Name: DENAMARIE BAKER  
Organization Name: ORANGE COUNTY LOP  
Address: 1241 E. DYER ROAD, STE. 120  
City: SANTA ANA  
Email: dbaker@ochca.com  
Phone Number: 7144336255

Global Id: T0605901312  
Contact Type: Regional Board Caseworker  
Contact Name: NANCY OLSON-MARTIN  
Organization Name: SANTA ANA RWQCB (REGION 8)  
Address: 3737 MAIN STREET, SUITE 500  
City: RIVERSIDE  
Email: nolson-martin@waterboards.ca.gov  
Phone Number: Not reported

Status History:

Global Id: T0605901312  
Status: Completed - Case Closed  
Status Date: 11/22/2010

Global Id: T0605901312  
Status: Open - Case Begin Date  
Status Date: 12/01/1993

Global Id: T0605901312  
Status: Open - Remediation  
Status Date: 04/16/2002

Global Id: T0605901312  
Status: Open - Remediation  
Status Date: 03/10/2005

Global Id: T0605901312  
Status: Open - Verification Monitoring  
Status Date: 10/31/2008

Regulatory Activities:

Global Id: T0605901312  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

Global Id: T0605901312  
Action Type: RESPONSE  
Date: 03/10/1994  
Action: Preliminary Site Assessment Workplan

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 12/14/1993  
Action: Notice of Responsibility

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 03/25/2004



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

Action: Staff Letter

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 03/10/2005  
Action: Staff Letter

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 08/04/2003  
Action: Notice to Comply

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 07/19/2004  
Action: Staff Letter

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 01/07/2008  
Action: Staff Letter

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 03/21/2008  
Action: Staff Letter

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 10/28/2004  
Action: Staff Letter

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 07/15/2009  
Action: Staff Letter

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 09/21/2010  
Action: Staff Letter

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 11/22/2010  
Action: Closure/No Further Action Letter

Global Id: T0605901312  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Discovery

Global Id: T0605901312  
Action Type: ENFORCEMENT  
Date: 11/03/2010  
Action: Staff Letter

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

Global Id: T0605901312  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Excavation

Region: STATE  
Global Id: T0605978684  
Latitude: 33.615204  
Longitude: -117.899484  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 01/11/2006  
Lead Agency: ORANGE COUNTY LOP  
Case Worker: JK  
Local Agency: ORANGE COUNTY LOP  
RB Case Number: Not reported  
LOC Case Number: 04UT013  
File Location: Local Agency Warehouse  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating, Gasoline  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**Contact:**

Global Id: T0605978684  
Contact Type: Local Agency Caseworker  
Contact Name: DENAMARIE BAKER  
Organization Name: ORANGE COUNTY LOP  
Address: 1241 E. DYER ROAD, STE. 120  
City: SANTA ANA  
Email: dbaker@ochca.com  
Phone Number: 7144336255

Global Id: T0605978684  
Contact Type: Regional Board Caseworker  
Contact Name: Ken Williams  
Organization Name: SANTA ANA RWQCB (REGION 8)  
Address: 3737 MAIN STREET, SUITE 500  
City: RIVERSIDE  
Email: kwilliams@waterboards.ca.gov  
Phone Number: Not reported

**Status History:**

Global Id: T0605978684  
Status: Completed - Case Closed  
Status Date: 01/11/2006

Global Id: T0605978684  
Status: Open - Case Begin Date  
Status Date: 03/10/2004

Global Id: T0605978684  
Status: Open - Site Assessment  
Status Date: 10/24/2004

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

Global Id: T0605978684  
Status: Open - Verification Monitoring  
Status Date: 12/22/2004

Regulatory Activities:

Global Id: T0605978684  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

Global Id: T0605978684  
Action Type: ENFORCEMENT  
Date: 04/07/2004  
Action: Notice of Responsibility

Global Id: T0605978684  
Action Type: ENFORCEMENT  
Date: 03/08/2005  
Action: Staff Letter

Global Id: T0605978684  
Action Type: ENFORCEMENT  
Date: 01/11/2006  
Action: Closure/No Further Action Letter

Global Id: T0605978684  
Action Type: REMEDIATION  
Date: 01/01/1950  
Action: Excavation

Global Id: T0605978684  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Discovery

Region: STATE  
Global Id: T0605974055  
Latitude: 33.61498  
Longitude: -117.89925  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 04/23/1992  
Lead Agency: ORANGE COUNTY LOP  
Case Worker: JK  
Local Agency: ORANGE COUNTY LOP  
RB Case Number: Not reported  
LOC Case Number: 91UT006  
File Location: Local Agency  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel, Waste Oil / Motor / Hydraulic / Lubricating  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:  
Global Id: T0605974055

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

Contact Type: Local Agency Caseworker  
Contact Name: DENAMARIE BAKER  
Organization Name: ORANGE COUNTY LOP  
Address: 1241 E. DYER ROAD, STE. 120  
City: SANTA ANA  
Email: dbaker@ochca.com  
Phone Number: 7144336255

Global Id: T0605974055  
Contact Type: Regional Board Caseworker  
Contact Name: NANCY OLSON-MARTIN  
Organization Name: SANTA ANA RWQCB (REGION 8)  
Address: 3737 MAIN STREET, SUITE 500  
City: RIVERSIDE  
Email: nolson-martin@waterboards.ca.gov  
Phone Number: Not reported

Status History:  
Global Id: T0605974055  
Status: Completed - Case Closed  
Status Date: 04/23/1992

Global Id: T0605974055  
Status: Open - Case Begin Date  
Status Date: 12/18/1990

Regulatory Activities:  
Global Id: T0605974055  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

Global Id: T0605974055  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Discovery

**ORANGE CO. LUST:**

Region: ORANGE  
Facility Id: 91UT006  
Current Status: Certification (Case Closed)  
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4  
Date Closed: 04/23/1992  
Case Type: Soil Only  
Record ID: RO0002423

Region: ORANGE  
Facility Id: 91UT006  
Current Status: Not reported  
Released Substance: Waste oil/Used oil  
Date Closed: 04/23/1992  
Case Type: Soil Only  
Record ID: RO0002423

Region: ORANGE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

Facility Id: 04UT013  
Current Status: Certification (Case Closed)  
Released Substance: Waste oil/Used oil  
Date Closed: 01/11/2006  
Case Type: Other Ground Water  
Record ID: RO0003294

Region: ORANGE  
Facility Id: 04UT013  
Current Status: Not reported  
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Date Closed: 01/11/2006  
Case Type: Not reported  
Record ID: RO0003294

**LUST REG 8:**

Region: 8  
County: Orange  
Regional Board: Santa Ana Region  
Facility Status: Remediation Plan  
Case Number: 083001744T  
Local Case Num: 93UT087  
Case Type: Other ground water affected  
Substance: Gasoline  
Qty Leaked: 0  
Abate Method: Not reported  
Cross Street: Not reported  
Enf Type: SEL  
Funding: Not reported  
How Discovered: Tank Closure  
How Stopped: Close Tank  
Leak Cause: Unknown  
Leak Source: Unknown  
Global ID: T0605901312  
How Stopped Date: 9/9/9999  
Enter Date: Not reported  
Review Date: Not reported  
Prelim Assess: Not reported  
Discover Date: 12/1/1993  
Enforcement Date: Not reported  
Close Date: Not reported  
Workplan: Not reported  
Pollution Char: Not reported  
Remed Plan: 4/16/2002  
Remed Action: Not reported  
Monitoring: Not reported  
Enter Date: Not reported  
GW Qualifies: =  
Soil Qualifies: Not reported  
Operator: Not reported  
Facility Contact: Not reported  
Interim: Not reported  
Oversite Program: LUST  
Latitude: 33.6157516  
Longitude: -117.8992856  
MTBE Date: 1/8/2003  
Max MTBE GW: 11000

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

MTBE Concentration: 0  
Max MTBE Soil: Not reported  
MTBE Fuel: 1  
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected  
MTBE Class: \*  
Staff: NOM  
Staff Initials: JK  
Lead Agency: Local Agency  
Local Agency: 30000L  
Hydr Basin #: Not reported  
Beneficial: MAR,NAV,RARE,REC-1,REC-2,SHELL,SPWN,WET,WILD  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Work Suspended: Not reported  
Summary: Not reported

Region: 8  
County: Orange  
Regional Board: Santa Ana Region  
Facility Status: Case Closed  
Case Number: Not reported  
Local Case Num: 91UT006  
Case Type: Soil only  
Substance: 12034,12035  
Qty Leaked: 0  
Abate Method: Not reported  
Cross Street: Not reported  
Enf Type: Not reported  
Funding: Not reported  
How Discovered: Tank Closure  
How Stopped: Close Tank  
Leak Cause: Unknown  
Leak Source: Unknown  
Global ID: T0605974055  
How Stopped Date: 9/9/9999  
Enter Date: Not reported  
Review Date: Not reported  
Prelim Assess: Not reported  
Discover Date: 12/18/1990  
Enforcement Date: Not reported  
Close Date: 4/23/1992  
Workplan: Not reported  
Pollution Char: Not reported  
Remed Plan: Not reported  
Remed Action: Not reported  
Monitoring: Not reported  
Enter Date: Not reported  
GW Qualifies: Not reported  
Soil Qualifies: Not reported  
Operator: Not reported  
Facility Contact: Not reported  
Interim: Not reported  
Oversite Program: LUST  
Latitude: Not reported  
Longitude: Not reported  
MTBE Date: Not reported  
Max MTBE GW: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

MTBE Concentration: 0  
Max MTBE Soil: Not reported  
MTBE Fuel: 0  
MTBE Tested: Not Required to be Tested.  
MTBE Class: \*  
Staff: NOM  
Staff Initials: JK  
Lead Agency: Local Agency  
Local Agency: 30000L  
Hydr Basin #: Not reported  
Beneficial: MAR  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Work Suspended: Not reported  
Summary: Not reported

Region: 8  
County: Orange  
Regional Board: Santa Ana Region  
Facility Status: No Action  
Case Number: Not reported  
Local Case Num: 04UT013  
Case Type: Other ground water affected  
Substance: 12035,800661  
Qty Leaked: 0  
Abate Method: Not reported  
Cross Street: Not reported  
Enf Type: NOR  
Funding: Not reported  
How Discovered: Tank Closure  
How Stopped: Close Tank  
Leak Cause: Unknown  
Leak Source: Other Source  
Global ID: T0605978684  
How Stopped Date: 9/9/9999  
Enter Date: Not reported  
Review Date: Not reported  
Prelim Assess: Not reported  
Discover Date: 3/10/2004  
Enforcement Date: Not reported  
Close Date: Not reported  
Workplan: Not reported  
Pollution Char: Not reported  
Remed Plan: Not reported  
Remed Action: Not reported  
Monitoring: Not reported  
Enter Date: Not reported  
GW Qualifies: Not reported  
Soil Qualifies: Not reported  
Operator: Not reported  
Facility Contact: Not reported  
Interim: Not reported  
Oversite Program: LUST  
Latitude: 0  
Longitude: 0  
MTBE Date: Not reported  
Max MTBE GW: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

MTBE Concentration: 0  
Max MTBE Soil: Not reported  
MTBE Fuel: 0  
MTBE Tested: Not Required to be Tested.  
MTBE Class: \*  
Staff: Not reported  
Staff Initials: JK  
Lead Agency: Local Agency  
Local Agency: 30000L  
Hydr Basin #: Not reported  
Beneficial: BIOL,COMM,EST,MAR,NAV,RARE,REC-1,REC-2,SHELL,SPWN,  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Work Suspended: Not reported  
Summary: Not reported

**HIST UST:**

Region: STATE  
Facility ID: 00000015861  
Facility Type: Other  
Other Type: NEW CAR DEALER  
Total Tanks: 0008  
Contact Name: J. MALDONADO  
Telephone: 7146730900  
Owner Name: STERLING MOTORS WEST  
Owner Address: 445 EAST COAST HIGHWAY  
Owner City,St,Zip: NEWPORT BEACH, CA 92660

Tank Num: 001  
Container Num: 6  
Year Installed: 1968  
Tank Capacity: 00002000  
Tank Used for: PRODUCT  
Type of Fuel: PREMIUM  
Tank Construction: Not reported  
Leak Detection: None

Tank Num: 002  
Container Num: 7  
Year Installed: 1975  
Tank Capacity: 00010000  
Tank Used for: PRODUCT  
Type of Fuel: UNLEADED  
Tank Construction: Not reported  
Leak Detection: None

Tank Num: 003  
Container Num: 1  
Year Installed: 1968  
Tank Capacity: 00001000  
Tank Used for: WASTE  
Type of Fuel: WASTE OIL  
Tank Construction: Not reported  
Leak Detection: None

Tank Num: 004  
Container Num: 2



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH CARS L L C (Continued)**

**1000364521**

Year Installed: 1968  
Tank Capacity: 00001000  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Tank Construction: Not reported  
Leak Detection: None

Tank Num: 005  
Container Num: 3  
Year Installed: 1968  
Tank Capacity: 00000250  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Tank Construction: 8 inches  
Leak Detection: None

Tank Num: 006  
Container Num: 4  
Year Installed: 1968  
Tank Capacity: 00000250  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Tank Construction: 8 inches  
Leak Detection: None

Tank Num: 007  
Container Num: 5  
Year Installed: 1968  
Tank Capacity: 00001000  
Tank Used for: PRODUCT  
Type of Fuel: 06  
Tank Construction: Not reported  
Leak Detection: None

Tank Num: 008  
Container Num: 8  
Year Installed: 1968  
Tank Capacity: 00001000  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Tank Construction: Not reported  
Leak Detection: Stock Inventor

**C21  
NW  
1/2-1  
0.902 mi.  
4763 ft.**

**NEWPORT BCH FCS  
NEWPORT BEACH, CA  
Site 1 of 2 in cluster C**

**ENVIROSTOR S107736886  
N/A**

**Relative:  
Higher**

ENVIROSTOR:  
Site Type: Military Evaluation  
Site Type Detailed: FUDS  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Douglas Bautista

**Actual:  
88 ft.**

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**NEWPORT BCH FCS (Continued)**

**S107736886**

Division Branch: Cleanup Cypress  
 Facility ID: 80000331  
 Site Code: Not reported  
 Assembly: 74  
 Senate: 37  
 Special Program: Not reported  
 Status: Inactive - Needs Evaluation  
 Status Date: 07/01/2005  
 Restricted Use: NO  
 Site Mgmt. Req.: NONE SPECIFIED  
 Funding: DERA  
 Latitude: 33.62361  
 Longitude: -117.9166  
 APN: NONE SPECIFIED  
 Past Use: NONE SPECIFIED  
 Potential COC: NONE SPECIFIED  
 Confirmed COC: NONE SPECIFIED, NONE SPECIFIED  
 Potential Description: NONE SPECIFIED  
 Alias Name: CA99799F553300  
 Alias Type: Federal Facility ID  
 Alias Name: J09CA0512  
 Alias Type: INPR  
 Alias Name: 80000331  
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported  
 Completed Sub Area Name: Not reported  
 Completed Document Type: Not reported  
 Completed Date: Not reported  
 Comments: Not reported

Future Area Name: Not reported  
 Future Sub Area Name: Not reported  
 Future Document Type: Not reported  
 Future Due Date: Not reported  
 Schedule Area Name: Not reported  
 Schedule Sub Area Name: Not reported  
 Schedule Document Type: Not reported  
 Schedule Due Date: Not reported  
 Schedule Revised Date: Not reported

**C22**  
**NW**  
**1/2-1**  
**0.903 mi.**  
**4770 ft.**

**NEWPORT BEACH FCS**  
**NEWPORT BEACH, CA**  
**Site 2 of 2 in cluster C**

**FUDS 1009484708**  
**N/A**

**Relative:**  
**Higher**

FUDS:  
 Federal Facility ID: CA9799F5533  
 FUDS #: J09CA0512  
 INST ID: 61134  
 Facility Name: NEWPORT BEACH FCS  
 City: NEWPORT BEACH  
 State: CA  
 EPA Region: 09  
 County: ORANGE  
 Congressional District: 48

**Actual:**  
**88 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEWPORT BEACH FCS (Continued)**

**1009484708**

US Army District: Los Angeles District (SPL)  
Fiscal Year: 2011  
Telephone: 213-452-3920  
NPL Status: Not Listed  
RAB: Not reported  
CTC: 6  
Current Owner: PRIVATE  
Current Prog: Not reported  
Future Prog: Not reported  
Description:

THE SITE CONSISTED OF APPROXIMATELY 6 ACRES.  
THE SITE WAS USED AS A FIRE CONTROL STATION BY THE ARMY FROM 1941 TO  
1943. IMPROVEMENTS WERE MADE TO THE SITE AND DISPOSED OF UPON  
TERMINATION OF LEASE.

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
AGUANGO	U001577458	WARD RANCH	HWY. 79	92660	HIST UST
BALBOA ISLAND	S104750182	BISBEE'S MARINE FUELS, IN	406	92662	HIST CORTESE
CORONA DEL MAR	S102955616	DOUD COMMERCIAL OFFICE	3100 COAST	92625	LUST
CORONA DEL MAR	1000351944	AMER TELE & TELE CO CORONA DEL MAL	3.5 MI E OF	92625	RCRA NonGen / NLR, FINDS
CORONA DEL MAR	1000107758	DRY CLEANERS	3536 E PACIFIC COAST HWY	92625	RCRA-SQG
CORONA DEL MAR	1000250439	PACIFIC BELL	SBB&M T6S R9W	92625	RCRA NonGen / NLR, FINDS
DEL MAR	U001576767	HERENT MEGERDICHIAN	3636 COAST HWY	92625	HIST UST
NEWPORT BEACH	1003878042	SOUTH BASIN OIL CO WELL #1	204 & 206 43RD ST	92663	CERC-NFRAP
NEWPORT BEACH	S102363644	A AND G GARAGE (RALPH IRW	488	92663	HIST CORTESE
NEWPORT BEACH	S112996908	NEWPORT MARINA APTS	919 BAYSIDE DR APTS F1&G4	92660	HAZNET
NEWPORT BEACH	S112946415	BALBOA BAY CLUB & RESORT	12221 W COAST HWY	92663	HAZNET
NEWPORT BEACH	S112206247	CHEVRON #4161	2546 COAST HWY	92625	LUST
NEWPORT BEACH	1000886363	LORAL AERONUTRONIC	1000 FORD	92658	RCRA NonGen / NLR, FINDS, UST
NEWPORT BEACH	1000182592	FORD AEROSPACE & COMMUNICATION	1000 FORD ROAD	92660	HIST UST
NEWPORT BEACH	S101609669	KOLL CENTER #10	4000 MAC ARTHUR	92660	CA FID UST, SWEEPS UST
ORANGE COUNTY	M300003124	VULCAN MATERIALS CO.	IRVINE LAKE (#014)		US MINES
ORANGE COUNTY	M300003122	ROBERTSONS READY MIX, INC.	STAR ROCK		US MINES
ORANGE COUNTY	M300003123	EL TORO MATERIALS CO.	EL TORO PIT		US MINES
RIALTO	A100346175	TARGET DIST CENTER 53806	3105 MANGO AVE	92660	AST
RIALTO	1014922559	TARGET STORE #T3806	3105 NORTH MANGO AVENUE	92660	RCRA-SQG

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

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

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/09/2013	Telephone: N/A
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 11/11/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/09/2013	Telephone: N/A
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 11/11/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

### DELISTED NPL: National Priority List Deletions

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.

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/09/2013	Telephone: N/A
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 11/11/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

### CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

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

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/29/2013	Telephone: 703-412-9810
Date Made Active in Reports: 08/09/2013	Last EDR Contact: 11/11/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Quarterly

### FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2012	Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 10/11/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Varies

## ***Federal CERCLIS NFRAP site List***

### CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/29/2013	Telephone: 703-412-9810
Date Made Active in Reports: 08/09/2013	Last EDR Contact: 11/11/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

### CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/11/2013  
Date Data Arrived at EDR: 08/08/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 36

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 10/02/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Quarterly

## ***Federal RCRA non-CORRACTS TSD facilities list***

### **RCRA-TSDF: RCRA - Treatment, Storage and Disposal**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 07/11/2013  
Date Data Arrived at EDR: 08/08/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 36

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 10/02/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Quarterly

## ***Federal RCRA generators list***

### **RCRA-LQG: RCRA - Large Quantity Generators**

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

Date of Government Version: 07/11/2013  
Date Data Arrived at EDR: 08/08/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 36

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 10/02/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Quarterly

### **RCRA-SQG: RCRA - Small Quantity Generators**

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

Date of Government Version: 07/11/2013  
Date Data Arrived at EDR: 08/08/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 36

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 10/02/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Quarterly

### **RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators**

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

Date of Government Version: 07/11/2013  
Date Data Arrived at EDR: 08/08/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 36

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 10/02/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal institutional controls / engineering controls registries***

### **US ENG CONTROLS: Engineering Controls Sites List**

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 06/17/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2013	Telephone: 703-603-0695
Date Made Active in Reports: 10/03/2013	Last EDR Contact: 09/10/2013
Number of Days to Update: 104	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Varies

### **US INST CONTROL: Sites with Institutional Controls**

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 06/17/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2013	Telephone: 703-603-0695
Date Made Active in Reports: 10/03/2013	Last EDR Contact: 09/10/2013
Number of Days to Update: 104	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Varies

### **LUCIS: Land Use Control Information System**

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/20/2013	Source: Department of the Navy
Date Data Arrived at EDR: 08/23/2013	Telephone: 843-820-7326
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 11/18/2013
Number of Days to Update: 70	Next Scheduled EDR Contact: 03/03/2014
	Data Release Frequency: Varies

## ***Federal ERNS list***

### **ERNS: Emergency Response Notification System**

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2012	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/17/2013	Telephone: 202-267-2180
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 10/01/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Annually

## ***State- and tribal - equivalent NPL***

### **RESPONSE: State Response Sites**

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 09/05/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/05/2013	Telephone: 916-323-3400
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 11/06/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/17/2014
	Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ENVIROSTOR: EnviroStor Database

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.

Date of Government Version: 09/05/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/05/2013	Telephone: 916-323-3400
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 11/06/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/17/2014
	Data Release Frequency: Quarterly

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

### SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/19/2013	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 08/19/2013	Telephone: 916-341-6320
Date Made Active in Reports: 10/08/2013	Last EDR Contact: 11/21/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: 03/03/2014
	Data Release Frequency: Quarterly

## **State and tribal leaking storage tank lists**

### LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

### LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

### LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

## LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 09/16/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/17/2013	Telephone: see region list
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 10/17/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Quarterly

## LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

## LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

## LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

## LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004  
Date Data Arrived at EDR: 02/26/2004  
Date Made Active in Reports: 03/24/2004  
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)  
Telephone: 760-776-8943  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

## LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001  
Date Data Arrived at EDR: 02/28/2001  
Date Made Active in Reports: 03/29/2001  
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)  
Telephone: 707-570-3769  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

## SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/16/2013  
Date Data Arrived at EDR: 09/17/2013  
Date Made Active in Reports: 10/17/2013  
Number of Days to Update: 30

Source: State Water Resources Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 10/17/2013  
Next Scheduled EDR Contact: 12/30/2013  
Data Release Frequency: Varies

## SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003  
Date Data Arrived at EDR: 04/07/2003  
Date Made Active in Reports: 04/25/2003  
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)  
Telephone: 707-576-2220  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

## SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-286-0457  
Last EDR Contact: 09/19/2011  
Next Scheduled EDR Contact: 01/02/2012  
Data Release Frequency: Quarterly

## SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006  
Date Data Arrived at EDR: 05/18/2006  
Date Made Active in Reports: 06/15/2006  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-549-3147  
Last EDR Contact: 07/18/2011  
Next Scheduled EDR Contact: 10/31/2011  
Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004  
Date Data Arrived at EDR: 11/18/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6600  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

## SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005  
Date Data Arrived at EDR: 04/05/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-3291  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005  
Date Data Arrived at EDR: 05/25/2005  
Date Made Active in Reports: 06/16/2005  
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch  
Telephone: 619-241-6583  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region  
Telephone: 530-542-5574  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

## SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004  
Date Data Arrived at EDR: 11/29/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region  
Telephone: 760-346-7491  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

## SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008  
Date Data Arrived at EDR: 04/03/2008  
Date Made Active in Reports: 04/14/2008  
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)  
Telephone: 951-782-3298  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007  
Date Data Arrived at EDR: 09/11/2007  
Date Made Active in Reports: 09/28/2007  
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-467-2980  
Last EDR Contact: 08/08/2011  
Next Scheduled EDR Contact: 11/21/2011  
Data Release Frequency: Annually

### INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 08/27/2013  
Date Data Arrived at EDR: 08/27/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 66

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

### INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 08/20/2013  
Date Data Arrived at EDR: 08/23/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 70

Source: EPA, Region 5  
Telephone: 312-886-7439  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

### INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 07/29/2013  
Date Data Arrived at EDR: 07/30/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 94

Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Quarterly

### INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013  
Date Data Arrived at EDR: 03/01/2013  
Date Made Active in Reports: 04/12/2013  
Number of Days to Update: 42

Source: Environmental Protection Agency  
Telephone: 415-972-3372  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Quarterly

### INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012  
Date Data Arrived at EDR: 08/28/2012  
Date Made Active in Reports: 10/16/2012  
Number of Days to Update: 49

Source: EPA Region 8  
Telephone: 303-312-6271  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Quarterly

### INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011  
Date Data Arrived at EDR: 09/13/2011  
Date Made Active in Reports: 11/11/2011  
Number of Days to Update: 59

Source: EPA Region 6  
Telephone: 214-665-6597  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 08/01/2013	Source: EPA Region 4
Date Data Arrived at EDR: 08/02/2013	Telephone: 404-562-8677
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 91	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land  
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013	Source: EPA Region 1
Date Data Arrived at EDR: 05/01/2013	Telephone: 617-918-1313
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 11/01/2013
Number of Days to Update: 184	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

## **State and tribal registered storage tank lists**

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/16/2013	Source: SWRCB
Date Data Arrived at EDR: 09/17/2013	Telephone: 916-341-5851
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 10/17/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-327-5092
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 10/07/2013
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/05/2013	Source: EPA Region 10
Date Data Arrived at EDR: 02/06/2013	Telephone: 206-553-2857
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/21/2013	Source: EPA Region 9
Date Data Arrived at EDR: 02/26/2013	Telephone: 415-972-3368
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 45	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/29/2013  
Date Data Arrived at EDR: 08/01/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 92

Source: EPA Region 8  
Telephone: 303-312-6137  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Quarterly

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 02/28/2013  
Date Made Active in Reports: 04/12/2013  
Number of Days to Update: 43

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

## INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011  
Date Data Arrived at EDR: 05/11/2011  
Date Made Active in Reports: 06/14/2011  
Number of Days to Update: 34

Source: EPA Region 6  
Telephone: 214-665-7591  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Semi-Annually

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/20/2013  
Date Data Arrived at EDR: 08/23/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 70

Source: EPA Region 5  
Telephone: 312-886-6136  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

## INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 08/01/2013  
Date Data Arrived at EDR: 08/02/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 91

Source: EPA Region 4  
Telephone: 404-562-9424  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Semi-Annually

## INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/28/2012  
Date Data Arrived at EDR: 11/07/2012  
Date Made Active in Reports: 04/12/2013  
Number of Days to Update: 156

Source: EPA, Region 1  
Telephone: 617-918-1313  
Last EDR Contact: 11/01/2014  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

## FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2010  
Date Data Arrived at EDR: 02/16/2010  
Date Made Active in Reports: 04/12/2010  
Number of Days to Update: 55

Source: FEMA  
Telephone: 202-646-5797  
Last EDR Contact: 10/17/2013  
Next Scheduled EDR Contact: 01/27/2014  
Data Release Frequency: Varies

## ***State and tribal voluntary cleanup sites***

### **INDIAN VCP R7: Voluntary Cleanup Priority Listing**

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008  
Date Data Arrived at EDR: 04/22/2008  
Date Made Active in Reports: 05/19/2008  
Number of Days to Update: 27

Source: EPA, Region 7  
Telephone: 913-551-7365  
Last EDR Contact: 04/20/2009  
Next Scheduled EDR Contact: 07/20/2009  
Data Release Frequency: Varies

### **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.

Date of Government Version: 09/05/2013  
Date Data Arrived at EDR: 09/05/2013  
Date Made Active in Reports: 10/10/2013  
Number of Days to Update: 35

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 11/06/2013  
Next Scheduled EDR Contact: 02/17/2014  
Data Release Frequency: Quarterly

### **INDIAN VCP R1: Voluntary Cleanup Priority Listing**

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/28/2012  
Date Data Arrived at EDR: 10/02/2012  
Date Made Active in Reports: 10/16/2012  
Number of Days to Update: 14

Source: EPA, Region 1  
Telephone: 617-918-1102  
Last EDR Contact: 10/01/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Varies

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

#### **US BROWNFIELDS: A Listing of Brownfields Sites**

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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/24/2013  
Date Data Arrived at EDR: 06/25/2013  
Date Made Active in Reports: 08/09/2013  
Number of Days to Update: 45

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 09/24/2013  
Next Scheduled EDR Contact: 01/08/2014  
Data Release Frequency: Semi-Annually

### ***Local Lists of Landfill / Solid Waste Disposal Sites***



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 10/28/2013
Number of Days to Update: 137	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: No Update Planned

## WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 11/08/2013
Number of Days to Update: 30	Next Scheduled EDR Contact: 02/24/2014
	Data Release Frequency: No Update Planned

## SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/16/2013	Source: Department of Conservation
Date Data Arrived at EDR: 09/19/2013	Telephone: 916-323-3836
Date Made Active in Reports: 10/17/2013	Last EDR Contact: 09/16/2013
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Quarterly

## HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 04/26/2013	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 04/26/2013	Telephone: 916-341-6422
Date Made Active in Reports: 05/16/2013	Last EDR Contact: 11/18/2013
Number of Days to Update: 20	Next Scheduled EDR Contact: 03/03/2014
	Data Release Frequency: Varies

## INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 11/04/2013
Number of Days to Update: 52	Next Scheduled EDR Contact: 02/17/2014
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Local Lists of Hazardous waste / Contaminated Sites

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site 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. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/06/2013	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 09/11/2013	Telephone: 202-307-1000
Date Made Active in Reports: 10/03/2013	Last EDR Contact: 09/04/2013
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/16/2013
	Data Release Frequency: Quarterly

### HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

### SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 09/05/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/05/2013	Telephone: 916-323-3400
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 11/06/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/17/2014
	Data Release Frequency: Quarterly

### TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/27/2009
	Data Release Frequency: No Update Planned

### CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/03/2013	Telephone: 916-255-6504
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 09/03/2013
Number of Days to Update: 37	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site 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. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 11/19/2008	Telephone: 202-307-1000
Date Made Active in Reports: 03/30/2009	Last EDR Contact: 03/23/2009
Number of Days to Update: 131	Next Scheduled EDR Contact: 06/22/2009
	Data Release Frequency: No Update Planned

## **Local Lists of Registered Storage Tanks**

### CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 09/03/2013
Number of Days to Update: 8	Next Scheduled EDR Contact: 12/16/2013
	Data Release Frequency: Annually

### HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### SWEEPS UST: SWEEPS UST Listing

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

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## **Local Land Records**

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/06/2013  
Date Data Arrived at EDR: 04/25/2013  
Date Made Active in Reports: 05/10/2013  
Number of Days to Update: 15

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 11/13/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

## LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 06/14/2013  
Date Data Arrived at EDR: 06/17/2013  
Date Made Active in Reports: 08/21/2013  
Number of Days to Update: 65

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 09/23/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: Varies

## DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The 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 deed restrictions that are active. Some sites have multiple deed restrictions. The 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.

Date of Government Version: 09/11/2013  
Date Data Arrived at EDR: 09/11/2013  
Date Made Active in Reports: 10/14/2013  
Number of Days to Update: 33

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 11/13/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: Semi-Annually

## **Records of Emergency Release Reports**

### HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 55

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 10/01/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Annually

### CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 03/12/2013  
Date Data Arrived at EDR: 05/01/2013  
Date Made Active in Reports: 06/25/2013  
Number of Days to Update: 55

Source: Office of Emergency Services  
Telephone: 916-845-8400  
Last EDR Contact: 10/30/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

### LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 09/16/2013  
Date Data Arrived at EDR: 09/17/2013  
Date Made Active in Reports: 10/16/2013  
Number of Days to Update: 29

Source: State Water Quality Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 10/17/2013  
Next Scheduled EDR Contact: 12/30/2013  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 09/16/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/17/2013	Telephone: 866-480-1028
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 10/17/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Quarterly

## SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## **Other Ascertainable Records**

### RCRA NonGen / NLR: RCRA - Non Generators

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

Date of Government Version: 07/11/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/08/2013	Telephone: (415) 495-8895
Date Made Active in Reports: 09/13/2013	Last EDR Contact: 10/02/2013
Number of Days to Update: 36	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Varies

### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 11/06/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 02/17/2014
	Data Release Frequency: Varies

### DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/18/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Semi-Annually

### FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 02/26/2013  
Date Made Active in Reports: 03/13/2013  
Number of Days to Update: 15

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285  
Last EDR Contact: 09/10/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: Varies

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2013  
Date Data Arrived at EDR: 08/07/2013  
Date Made Active in Reports: 10/03/2013  
Number of Days to Update: 57

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 09/30/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Varies

## ROD: Records Of Decision

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

Date of Government Version: 04/26/2013  
Date Data Arrived at EDR: 06/11/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 143

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 09/13/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: Annually

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010  
Date Data Arrived at EDR: 10/07/2011  
Date Made Active in Reports: 03/01/2012  
Number of Days to Update: 146

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 05/28/2013  
Next Scheduled EDR Contact: 09/09/2013  
Data Release Frequency: Varies

## US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2013  
Date Data Arrived at EDR: 09/05/2013  
Date Made Active in Reports: 10/03/2013  
Number of Days to Update: 28

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 09/05/2013  
Next Scheduled EDR Contact: 12/16/2013  
Data Release Frequency: Semi-Annually

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 07/31/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 44

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 08/30/2013  
Next Scheduled EDR Contact: 12/09/2013  
Data Release Frequency: Annually

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2006  
Date Data Arrived at EDR: 09/29/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 64

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 09/24/2013  
Next Scheduled EDR Contact: 01/08/2014  
Data Release Frequency: Every 4 Years

**FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667  
Last EDR Contact: 11/21/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Quarterly

**FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Quarterly

**HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing**

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2007  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

**HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing**

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

**SSTS: Section 7 Tracking Systems**

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 12/10/2010  
Date Made Active in Reports: 02/25/2011  
Number of Days to Update: 77

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011  
Date Data Arrived at EDR: 11/10/2011  
Date Made Active in Reports: 01/10/2012  
Number of Days to Update: 61

Source: Environmental Protection Agency  
Telephone: 202-564-5088  
Last EDR Contact: 10/09/2014  
Next Scheduled EDR Contact: 01/27/2014  
Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2013  
Date Data Arrived at EDR: 07/17/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 107

Source: EPA  
Telephone: 202-566-0500  
Last EDR Contact: 10/18/2013  
Next Scheduled EDR Contact: 01/27/2014  
Data Release Frequency: Annually

## MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/22/2013  
Date Data Arrived at EDR: 08/02/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 91

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 09/10/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: Quarterly

## RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 09/30/2013  
Date Data Arrived at EDR: 10/09/2013  
Date Made Active in Reports: 11/01/2013  
Number of Days to Update: 23

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 10/09/2013  
Next Scheduled EDR Contact: 01/20/2014  
Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/08/2013  
Date Data Arrived at EDR: 03/21/2013  
Date Made Active in Reports: 07/10/2013  
Number of Days to Update: 111

Source: EPA  
Telephone: (415) 947-8000  
Last EDR Contact: 09/11/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: Quarterly



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

## RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/25/2012	Telephone: 202-564-8600
Date Made Active in Reports: 07/10/2012	Last EDR Contact: 10/28/2013
Number of Days to Update: 46	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

## BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011	Source: EPA/NTIS
Date Data Arrived at EDR: 02/26/2013	Telephone: 800-424-9346
Date Made Active in Reports: 04/19/2013	Last EDR Contact: 08/26/2013
Number of Days to Update: 52	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Biennially

## CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/19/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/19/2013	Telephone: 916-445-9379
Date Made Active in Reports: 10/08/2013	Last EDR Contact: 11/21/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: 03/03/2014
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UIC: UIC Listing

A listing of underground control injection wells.

Date of Government Version: 08/21/2013	Source: Department of Conservation
Date Data Arrived at EDR: 09/17/2013	Telephone: 916-445-2408
Date Made Active in Reports: 10/17/2013	Last EDR Contact: 09/17/2013
Number of Days to Update: 30	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Varies

## CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 07/05/2013	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 07/05/2013	Telephone: 916-323-3400
Date Made Active in Reports: 08/26/2013	Last EDR Contact: 10/01/2013
Number of Days to Update: 52	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Quarterly

## HIST CORTESE: Hazardous Waste & Substance Site List

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

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## NOTIFY 65: Proposition 65 Records

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

Date of Government Version: 10/21/1993	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/01/1993	Telephone: 916-445-3846
Date Made Active in Reports: 11/19/1993	Last EDR Contact: 09/23/2013
Number of Days to Update: 18	Next Scheduled EDR Contact: 01/08/2014
	Data Release Frequency: No Update Planned

## DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/10/2013	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 09/11/2013	Telephone: 916-327-4498
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 09/10/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/24/2012
	Data Release Frequency: Annually

## WIP: Well Investigation Program Case List

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

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 09/30/2013
Number of Days to Update: 13	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/09/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/13/2013	Telephone: 916-445-9379
Date Made Active in Reports: 10/08/2013	Last EDR Contact: 11/08/2013
Number of Days to Update: 56	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

## HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2012	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/16/2013	Telephone: 916-255-1136
Date Made Active in Reports: 08/26/2013	Last EDR Contact: 10/15/2013
Number of Days to Update: 41	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Annually

## EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2010	Source: California Air Resources Board
Date Data Arrived at EDR: 06/25/2013	Telephone: 916-322-2990
Date Made Active in Reports: 08/22/2013	Last EDR Contact: 09/27/2013
Number of Days to Update: 58	Next Scheduled EDR Contact: 01/08/2014
	Data Release Frequency: Varies

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/18/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Semi-Annually

## SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 11/18/2013
Number of Days to Update: 54	Next Scheduled EDR Contact: 02/03/2014
	Data Release Frequency: Varies

## US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/04/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/15/2013	Telephone: 202-566-1917
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 11/18/2013
Number of Days to Update: 56	Next Scheduled EDR Contact: 03/03/2014
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 11/01/2013
Number of Days to Update: 83	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

## PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/16/2013	Source: Department of Conservation
Date Data Arrived at EDR: 09/19/2013	Telephone: 916-323-3836
Date Made Active in Reports: 10/17/2013	Last EDR Contact: 09/16/2013
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Quarterly

## MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 08/29/2013	Source: Department of Public Health
Date Data Arrived at EDR: 09/13/2013	Telephone: 916-558-1784
Date Made Active in Reports: 10/14/2013	Last EDR Contact: 09/11/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Varies

## COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 10/15/2013
Number of Days to Update: 76	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Varies

## COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2011	Telephone: N/A
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 09/13/2013
Number of Days to Update: 77	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Varies

## HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/15/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/16/2013	Telephone: 916-440-7145
Date Made Active in Reports: 08/12/2013	Last EDR Contact: 10/15/2013
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Quarterly

## HWP: EnviroStor Permitted Facilities Listing

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/28/2013  
Date Data Arrived at EDR: 08/27/2013  
Date Made Active in Reports: 10/10/2013  
Number of Days to Update: 44

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 08/27/2013  
Next Scheduled EDR Contact: 12/09/2013  
Data Release Frequency: Quarterly

## Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/12/2013  
Date Data Arrived at EDR: 08/20/2013  
Date Made Active in Reports: 10/08/2013  
Number of Days to Update: 49

Source: California Integrated Waste Management Board  
Telephone: 916-341-6066  
Last EDR Contact: 11/18/2013  
Next Scheduled EDR Contact: 03/03/2014  
Data Release Frequency: Varies

## Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 06/30/2013  
Date Data Arrived at EDR: 08/08/2013  
Date Made Active in Reports: 08/27/2013  
Number of Days to Update: 19

Source: Department of Toxic Substances Control  
Telephone: 916-255-3628  
Last EDR Contact: 10/25/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/29/2013  
Date Data Arrived at EDR: 02/14/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 13

Source: Environmental Protection Agency  
Telephone: 703-603-8787  
Last EDR Contact: 09/24/2013  
Next Scheduled EDR Contact: 01/20/2014  
Data Release Frequency: Varies

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011  
Date Data Arrived at EDR: 05/18/2012  
Date Made Active in Reports: 05/25/2012  
Number of Days to Update: 7

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 11/15/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Varies

## FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 02/06/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 339

Source: U.S. Geological Survey  
Telephone: 888-275-8747  
Last EDR Contact: 10/18/2013  
Next Scheduled EDR Contact: 01/27/2014  
Data Release Frequency: N/A

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013  
Date Data Arrived at EDR: 07/03/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 72

Source: EPA  
Telephone: 202-564-6023  
Last EDR Contact: 10/04/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Quarterly

## WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007  
Date Data Arrived at EDR: 06/20/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 9

Source: State Water Resources Control Board  
Telephone: 916-341-5227  
Last EDR Contact: 11/21/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Quarterly

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 01/23/2013  
Date Data Arrived at EDR: 01/30/2013  
Date Made Active in Reports: 05/10/2013  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-5962  
Last EDR Contact: 09/30/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Annually

## US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 01/23/2013  
Date Data Arrived at EDR: 01/30/2013  
Date Made Active in Reports: 05/10/2013  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-5962  
Last EDR Contact: 09/30/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Annually

## EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 06/30/2013  
Date Data Arrived at EDR: 08/13/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 31

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 11/15/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## EDR HIGH RISK HISTORICAL RECORDS

### *EDR Exclusive Records*

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR US Hist Auto Stat: EDR Exclusive Historic Gas 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.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

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

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: N/A  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: N/A  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## COUNTY RECORDS

ALAMEDA COUNTY:

### Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 07/25/2013  
Date Data Arrived at EDR: 07/26/2013  
Date Made Active in Reports: 08/09/2013  
Number of Days to Update: 14

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 09/30/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Semi-Annually

### Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/25/2013  
Date Data Arrived at EDR: 07/26/2013  
Date Made Active in Reports: 08/20/2013  
Number of Days to Update: 25

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 09/30/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

### CUPA Facility List

Cupa Facility List

Date of Government Version: 06/20/2013  
Date Data Arrived at EDR: 06/21/2013  
Date Made Active in Reports: 08/21/2013  
Number of Days to Update: 61

Source: Amador County Environmental Health  
Telephone: 209-223-6439  
Last EDR Contact: 09/10/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: Varies

BUTTE COUNTY:

### CUPA Facility Listing

Cupa facility list.

Date of Government Version: 08/01/2013  
Date Data Arrived at EDR: 08/02/2013  
Date Made Active in Reports: 08/22/2013  
Number of Days to Update: 20

Source: Public Health Department  
Telephone: 530-538-7149  
Last EDR Contact: 10/09/2013  
Next Scheduled EDR Contact: 01/27/2014  
Data Release Frequency: No Update Planned

CALVERAS COUNTY:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility Listing

### Cupa Facility Listing

Date of Government Version: 06/30/2013  
Date Data Arrived at EDR: 07/24/2013  
Date Made Active in Reports: 08/09/2013  
Number of Days to Update: 16

Source: Calveras County Environmental Health  
Telephone: 209-754-6399  
Last EDR Contact: 09/30/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Quarterly

## COLUSA COUNTY:

### CUPA Facility List

#### Cupa facility list.

Date of Government Version: 06/20/2013  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 08/09/2013  
Number of Days to Update: 39

Source: Health & Human Services  
Telephone: 530-458-0396  
Last EDR Contact: 11/15/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Varies

## CONTRA COSTA COUNTY:

### Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/20/2013  
Date Data Arrived at EDR: 08/23/2013  
Date Made Active in Reports: 10/08/2013  
Number of Days to Update: 46

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 11/04/2013  
Next Scheduled EDR Contact: 02/17/2014  
Data Release Frequency: Semi-Annually

## DEL NORTE COUNTY:

### CUPA Facility List

#### Cupa Facility list

Date of Government Version: 01/09/2013  
Date Data Arrived at EDR: 01/10/2013  
Date Made Active in Reports: 02/25/2013  
Number of Days to Update: 46

Source: Del Norte County Environmental Health Division  
Telephone: 707-465-0426  
Last EDR Contact: 11/04/2013  
Next Scheduled EDR Contact: 02/17/2014  
Data Release Frequency: Varies

## EL DORADO COUNTY:

### CUPA Facility List

#### CUPA facility list.

Date of Government Version: 08/20/2013  
Date Data Arrived at EDR: 08/23/2013  
Date Made Active in Reports: 10/08/2013  
Number of Days to Update: 46

Source: El Dorado County Environmental Management Department  
Telephone: 530-621-6623  
Last EDR Contact: 11/04/2013  
Next Scheduled EDR Contact: 02/17/2014  
Data Release Frequency: Varies

## FRESNO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/30/2013  
Date Data Arrived at EDR: 07/16/2013  
Date Made Active in Reports: 07/24/2013  
Number of Days to Update: 8

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 10/09/2013  
Next Scheduled EDR Contact: 01/27/2014  
Data Release Frequency: Semi-Annually

## HUMBOLDT COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 08/09/2013  
Date Data Arrived at EDR: 08/09/2013  
Date Made Active in Reports: 08/22/2013  
Number of Days to Update: 13

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 11/20/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Varies

## IMPERIAL COUNTY:

### CUPA Facility List

Cupa facility list.

Date of Government Version: 07/26/2013  
Date Data Arrived at EDR: 08/09/2013  
Date Made Active in Reports: 08/22/2013  
Number of Days to Update: 13

Source: San Diego Border Field Office  
Telephone: 760-339-2777  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

## INYO COUNTY:

### CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013  
Date Data Arrived at EDR: 09/11/2013  
Date Made Active in Reports: 10/14/2013  
Number of Days to Update: 33

Source: Inyo County Environmental Health Services  
Telephone: 760-878-0238  
Last EDR Contact: 11/20/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Varies

## KERN COUNTY:

### Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010  
Date Data Arrived at EDR: 09/01/2010  
Date Made Active in Reports: 09/30/2010  
Number of Days to Update: 29

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 11/08/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Quarterly

## KINGS COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/22/2013  
Date Data Arrived at EDR: 08/27/2013  
Date Made Active in Reports: 10/08/2013  
Number of Days to Update: 42

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 11/20/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Varies

## LAKE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 01/23/2013  
Date Data Arrived at EDR: 01/25/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 33

Source: Lake County Environmental Health  
Telephone: 707-263-1164  
Last EDR Contact: 10/21/2013  
Next Scheduled EDR Contact: 02/03/2014  
Data Release Frequency: Varies

## LOS ANGELES COUNTY:

### San Gabriel Valley Areas of Concern

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

Date of Government Version: 03/30/2009  
Date Data Arrived at EDR: 03/31/2009  
Date Made Active in Reports: 10/23/2009  
Number of Days to Update: 206

Source: EPA Region 9  
Telephone: 415-972-3178  
Last EDR Contact: 09/23/2013  
Next Scheduled EDR Contact: 01/08/2014  
Data Release Frequency: No Update Planned

### HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/28/2013  
Date Data Arrived at EDR: 06/17/2013  
Date Made Active in Reports: 08/21/2013  
Number of Days to Update: 65

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 10/09/2013  
Next Scheduled EDR Contact: 01/27/2014  
Data Release Frequency: Semi-Annually

### List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/22/2013  
Date Data Arrived at EDR: 07/22/2013  
Date Made Active in Reports: 08/26/2013  
Number of Days to Update: 35

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 10/22/2013  
Next Scheduled EDR Contact: 02/03/2014  
Data Release Frequency: Varies

### City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009  
Date Data Arrived at EDR: 03/10/2009  
Date Made Active in Reports: 04/08/2009  
Number of Days to Update: 29

Source: Engineering & Construction Division  
Telephone: 213-473-7869  
Last EDR Contact: 07/17/2013  
Next Scheduled EDR Contact: 11/04/2013  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/30/2013	Source: Community Health Services
Date Data Arrived at EDR: 02/21/2013	Telephone: 323-890-7806
Date Made Active in Reports: 03/25/2013	Last EDR Contact: 10/21/2013
Number of Days to Update: 32	Next Scheduled EDR Contact: 02/03/2014
	Data Release Frequency: Annually

## City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 07/31/2013	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 08/01/2013	Telephone: 310-524-2236
Date Made Active in Reports: 08/27/2013	Last EDR Contact: 10/21/2013
Number of Days to Update: 26	Next Scheduled EDR Contact: 02/03/2014
	Data Release Frequency: Semi-Annually

## City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 10/23/2003	Telephone: 562-570-2563
Date Made Active in Reports: 11/26/2003	Last EDR Contact: 10/28/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Annually

## City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/15/2013	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 07/18/2013	Telephone: 310-618-2973
Date Made Active in Reports: 08/20/2013	Last EDR Contact: 10/09/2013
Number of Days to Update: 33	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Semi-Annually

## MADERA COUNTY:

### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 09/20/2013	Source: Madera County Environmental Health
Date Data Arrived at EDR: 09/24/2013	Telephone: 559-675-7823
Date Made Active in Reports: 10/18/2013	Last EDR Contact: 11/20/2013
Number of Days to Update: 24	Next Scheduled EDR Contact: 03/10/2014
	Data Release Frequency: Varies

## MARIN COUNTY:

### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 11/26/2012	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 11/28/2012	Telephone: 415-499-6647
Date Made Active in Reports: 01/21/2013	Last EDR Contact: 10/07/2013
Number of Days to Update: 54	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Semi-Annually

## MERCED COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

CUPA facility list.

Date of Government Version: 08/23/2013  
Date Data Arrived at EDR: 08/27/2013  
Date Made Active in Reports: 10/08/2013  
Number of Days to Update: 42

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 11/20/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Varies

## MONO COUNTY:

### CUPA Facility List

CUPA Facility List

Date of Government Version: 09/04/2013  
Date Data Arrived at EDR: 09/05/2013  
Date Made Active in Reports: 10/14/2013  
Number of Days to Update: 39

Source: Mono County Health Department  
Telephone: 760-932-5580  
Last EDR Contact: 09/03/2013  
Next Scheduled EDR Contact: 12/16/2013  
Data Release Frequency: Varies

## MONTEREY COUNTY:

### CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 09/11/2013  
Date Data Arrived at EDR: 09/12/2013  
Date Made Active in Reports: 10/14/2013  
Number of Days to Update: 32

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 11/20/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Varies

## NAPA COUNTY:

### Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011  
Date Data Arrived at EDR: 12/06/2011  
Date Made Active in Reports: 02/07/2012  
Number of Days to Update: 63

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 09/03/2013  
Next Scheduled EDR Contact: 12/16/2013  
Data Release Frequency: No Update Planned

### Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008  
Date Data Arrived at EDR: 01/16/2008  
Date Made Active in Reports: 02/08/2008  
Number of Days to Update: 23

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 09/03/2013  
Next Scheduled EDR Contact: 12/16/2013  
Data Release Frequency: No Update Planned

## NEVADA COUNTY:

### CUPA Facility List

CUPA facility list.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/29/2013  
Date Data Arrived at EDR: 05/30/2013  
Date Made Active in Reports: 07/15/2013  
Number of Days to Update: 46

Source: Community Development Agency  
Telephone: 530-265-1467  
Last EDR Contact: 11/04/2013  
Next Scheduled EDR Contact: 02/17/2014  
Data Release Frequency: Varies

## ORANGE COUNTY:

### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 08/01/2013  
Date Data Arrived at EDR: 08/13/2013  
Date Made Active in Reports: 10/08/2013  
Number of Days to Update: 56

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/08/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Annually

### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/01/2013  
Date Data Arrived at EDR: 08/13/2013  
Date Made Active in Reports: 10/08/2013  
Number of Days to Update: 56

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/08/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Quarterly

### List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2013  
Date Data Arrived at EDR: 08/13/2013  
Date Made Active in Reports: 10/08/2013  
Number of Days to Update: 56

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/08/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Quarterly

## PLACER COUNTY:

### Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 08/22/2013  
Date Data Arrived at EDR: 08/22/2013  
Date Made Active in Reports: 10/10/2013  
Number of Days to Update: 49

Source: Placer County Health and Human Services  
Telephone: 530-745-2363  
Last EDR Contact: 08/20/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: Semi-Annually

## RIVERSIDE COUNTY:

### Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/18/2013  
Date Data Arrived at EDR: 07/18/2013  
Date Made Active in Reports: 07/24/2013  
Number of Days to Update: 6

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 09/23/2013  
Next Scheduled EDR Contact: 01/08/2014  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 07/18/2013	Source: Department of Environmental Health
Date Data Arrived at EDR: 07/18/2013	Telephone: 951-358-5055
Date Made Active in Reports: 08/20/2013	Last EDR Contact: 09/23/2013
Number of Days to Update: 33	Next Scheduled EDR Contact: 01/08/2014
	Data Release Frequency: Quarterly

## SACRAMENTO COUNTY:

### Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 05/03/2013	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 07/08/2013	Telephone: 916-875-8406
Date Made Active in Reports: 07/24/2013	Last EDR Contact: 10/07/2013
Number of Days to Update: 16	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

### Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/03/2013	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 07/08/2013	Telephone: 916-875-8406
Date Made Active in Reports: 08/23/2013	Last EDR Contact: 10/07/2013
Number of Days to Update: 46	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

## SAN BERNARDINO COUNTY:

### Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 09/03/2013	Source: San Bernardino County Fire Department Hazardous Materials Division
Date Data Arrived at EDR: 09/03/2013	Telephone: 909-387-3041
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 11/08/2013
Number of Days to Update: 37	Next Scheduled EDR Contact: 02/24/2014
	Data Release Frequency: Quarterly

## SAN DIEGO COUNTY:

### Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013	Source: Hazardous Materials Management Division
Date Data Arrived at EDR: 09/24/2013	Telephone: 619-338-2268
Date Made Active in Reports: 10/17/2013	Last EDR Contact: 09/23/2013
Number of Days to Update: 23	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2012  
Date Data Arrived at EDR: 11/06/2012  
Date Made Active in Reports: 11/30/2012  
Number of Days to Update: 24

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 11/18/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

## Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010  
Date Data Arrived at EDR: 06/15/2010  
Date Made Active in Reports: 07/09/2010  
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health  
Telephone: 619-338-2371  
Last EDR Contact: 09/10/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: No Update Planned

## SAN FRANCISCO COUNTY:

### Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008  
Date Data Arrived at EDR: 09/19/2008  
Date Made Active in Reports: 09/29/2008  
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County  
Telephone: 415-252-3920  
Last EDR Contact: 11/08/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Quarterly

### Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010  
Date Data Arrived at EDR: 03/10/2011  
Date Made Active in Reports: 03/15/2011  
Number of Days to Update: 5

Source: Department of Public Health  
Telephone: 415-252-3920  
Last EDR Contact: 11/08/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Quarterly

## SAN JOAQUIN COUNTY:

### San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/25/2013  
Date Data Arrived at EDR: 09/27/2013  
Date Made Active in Reports: 10/18/2013  
Number of Days to Update: 21

Source: Environmental Health Department  
Telephone: N/A  
Last EDR Contact: 09/23/2013  
Next Scheduled EDR Contact: 01/08/2014  
Data Release Frequency: Semi-Annually

## SAN LUIS OBISPO COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 08/26/2013  
Date Data Arrived at EDR: 08/27/2013  
Date Made Active in Reports: 10/10/2013  
Number of Days to Update: 44

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 11/20/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Varies

## SAN MATEO COUNTY:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 07/02/2013  
Date Data Arrived at EDR: 07/05/2013  
Date Made Active in Reports: 08/23/2013  
Number of Days to Update: 49

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 06/13/2013  
Next Scheduled EDR Contact: 09/30/2013  
Data Release Frequency: Annually

## Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/16/2013  
Date Data Arrived at EDR: 09/17/2013  
Date Made Active in Reports: 10/16/2013  
Number of Days to Update: 29

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 09/16/2013  
Next Scheduled EDR Contact: 12/30/2013  
Data Release Frequency: Semi-Annually

## SANTA BARBARA COUNTY:

### CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011  
Date Data Arrived at EDR: 09/09/2011  
Date Made Active in Reports: 10/07/2011  
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department  
Telephone: 805-686-8167  
Last EDR Contact: 11/21/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Varies

## SANTA CLARA COUNTY:

### Cupa Facility List

Cupa facility list

Date of Government Version: 09/03/2013  
Date Data Arrived at EDR: 09/04/2013  
Date Made Active in Reports: 10/10/2013  
Number of Days to Update: 36

Source: Department of Environmental Health  
Telephone: 408-918-1973  
Last EDR Contact: 09/03/2013  
Next Scheduled EDR Contact: 12/16/2013  
Data Release Frequency: Varies

### HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005  
Date Data Arrived at EDR: 03/30/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 22

Source: Santa Clara Valley Water District  
Telephone: 408-265-2600  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

### LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 09/03/2013  
Date Data Arrived at EDR: 09/06/2013  
Date Made Active in Reports: 10/14/2013  
Number of Days to Update: 38

Source: Department of Environmental Health  
Telephone: 408-918-3417  
Last EDR Contact: 09/03/2013  
Next Scheduled EDR Contact: 12/16/2013  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/14/2013  
Date Data Arrived at EDR: 08/16/2013  
Date Made Active in Reports: 10/08/2013  
Number of Days to Update: 53

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 11/08/2013  
Next Scheduled EDR Contact: 02/24/2014  
Data Release Frequency: Annually

## SANTA CRUZ COUNTY:

### CUPA Facility List

CUPA facility listing.

Date of Government Version: 08/22/2013  
Date Data Arrived at EDR: 08/27/2013  
Date Made Active in Reports: 10/10/2013  
Number of Days to Update: 44

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 11/21/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Varies

## SHASTA COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 09/09/2013  
Date Data Arrived at EDR: 09/10/2013  
Date Made Active in Reports: 10/14/2013  
Number of Days to Update: 34

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 11/21/2013  
Next Scheduled EDR Contact: 03/10/2014  
Data Release Frequency: Varies

## SOLANO COUNTY:

### Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/18/2013  
Date Data Arrived at EDR: 09/20/2013  
Date Made Active in Reports: 10/17/2013  
Number of Days to Update: 27

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 09/16/2013  
Next Scheduled EDR Contact: 12/30/2013  
Data Release Frequency: Quarterly

### Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 09/18/2013  
Date Data Arrived at EDR: 09/24/2013  
Date Made Active in Reports: 10/18/2013  
Number of Days to Update: 24

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 09/16/2013  
Next Scheduled EDR Contact: 12/30/2013  
Data Release Frequency: Quarterly

## SONOMA COUNTY:

### Cupa Facility List

Cupa Facility list

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/05/2013  
Date Data Arrived at EDR: 07/05/2013  
Date Made Active in Reports: 08/21/2013  
Number of Days to Update: 47

Source: County of Sonoma Fire & Emergency Services Department  
Telephone: 707-565-1174  
Last EDR Contact: 09/30/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Varies

## Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/02/2013  
Date Data Arrived at EDR: 07/05/2013  
Date Made Active in Reports: 08/12/2013  
Number of Days to Update: 38

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 09/30/2013  
Next Scheduled EDR Contact: 01/13/2014  
Data Release Frequency: Quarterly

## SUTTER COUNTY:

### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 09/10/2013  
Date Data Arrived at EDR: 09/11/2013  
Date Made Active in Reports: 10/14/2013  
Number of Days to Update: 33

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 09/10/2013  
Next Scheduled EDR Contact: 12/23/2013  
Data Release Frequency: Semi-Annually

## TUOLUMNE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 01/14/2013  
Date Data Arrived at EDR: 01/16/2013  
Date Made Active in Reports: 02/27/2013  
Number of Days to Update: 42

Source: Division of Environmental Health  
Telephone: 209-533-5633  
Last EDR Contact: 10/28/2013  
Next Scheduled EDR Contact: 02/11/2014  
Data Release Frequency: Varies

## VENTURA COUNTY:

### Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 08/19/2013  
Date Data Arrived at EDR: 08/27/2013  
Date Made Active in Reports: 10/10/2013  
Number of Days to Update: 44

Source: Ventura County Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 11/19/2013  
Next Scheduled EDR Contact: 03/03/2014  
Data Release Frequency: Quarterly

### Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011  
Date Data Arrived at EDR: 12/01/2011  
Date Made Active in Reports: 01/19/2012  
Number of Days to Update: 49

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 10/07/2013  
Next Scheduled EDR Contact: 01/20/2014  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 11/19/2013
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/03/2014
	Data Release Frequency: Quarterly

## Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 05/28/2013	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 06/24/2013	Telephone: 805-654-2813
Date Made Active in Reports: 08/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

## Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/29/2013	Source: Environmental Health Division
Date Data Arrived at EDR: 09/18/2013	Telephone: 805-654-2813
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 09/16/2013
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Quarterly

## YOLO COUNTY:

### Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/24/2013	Source: Yolo County Department of Health
Date Data Arrived at EDR: 06/26/2013	Telephone: 530-666-8646
Date Made Active in Reports: 08/20/2013	Last EDR Contact: 09/23/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 01/08/2014
	Data Release Frequency: Annually

## YUBA COUNTY:

### CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 08/01/2013	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 08/05/2013	Telephone: 530-749-7523
Date Made Active in Reports: 08/22/2013	Last EDR Contact: 11/18/2013
Number of Days to Update: 17	Next Scheduled EDR Contact: 02/17/2014
	Data Release Frequency: Varies

## **OTHER DATABASE(S)**

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013  
Date Data Arrived at EDR: 08/19/2013  
Date Made Active in Reports: 10/03/2013  
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 11/22/2013  
Next Scheduled EDR Contact: 03/03/2014  
Data Release Frequency: Annually

## NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 07/19/2012  
Date Made Active in Reports: 08/28/2012  
Number of Days to Update: 40

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 10/18/2013  
Next Scheduled EDR Contact: 01/27/2014  
Data Release Frequency: Annually

## NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 11/01/2013  
Date Data Arrived at EDR: 11/07/2013  
Date Made Active in Reports: 11/18/2013  
Number of Days to Update: 11

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 11/07/2013  
Next Scheduled EDR Contact: 02/17/2014  
Data Release Frequency: Annually

## PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 07/24/2013  
Date Made Active in Reports: 08/19/2013  
Number of Days to Update: 26

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 10/21/2013  
Next Scheduled EDR Contact: 02/03/2014  
Data Release Frequency: Annually

## RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 06/21/2013  
Date Made Active in Reports: 08/05/2013  
Number of Days to Update: 45

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 08/23/2013  
Next Scheduled EDR Contact: 12/09/2013  
Data Release Frequency: Annually

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 08/09/2013  
Date Made Active in Reports: 09/27/2013  
Number of Days to Update: 49

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 09/16/2013  
Next Scheduled EDR Contact: 12/30/2013  
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

## Electric Power Transmission Line Data

Source: Rextag Strategies Corp.  
Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

## AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

## Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

## Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

## Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

## Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

## Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## STREET AND ADDRESS INFORMATION

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## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

BALBOA MARINA  
201-251 EAST COAST HIGHWAY  
NEWPORT BEACH, CA 92660

### TARGET PROPERTY COORDINATES

Latitude (North): 33.6162 - 33° 36' 58.32"  
Longitude (West): 117.9037 - 117° 54' 13.32"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 416168.6  
UTM Y (Meters): 3719775.2  
Elevation: 16 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map: 33117-E8 NEWPORT BEACH OE S, CA  
Most Recent Revision: 1981

North Map: 33117-F8 NEWPORT BEACH (DIGITAL), CA  
Most Recent Revision: 0

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

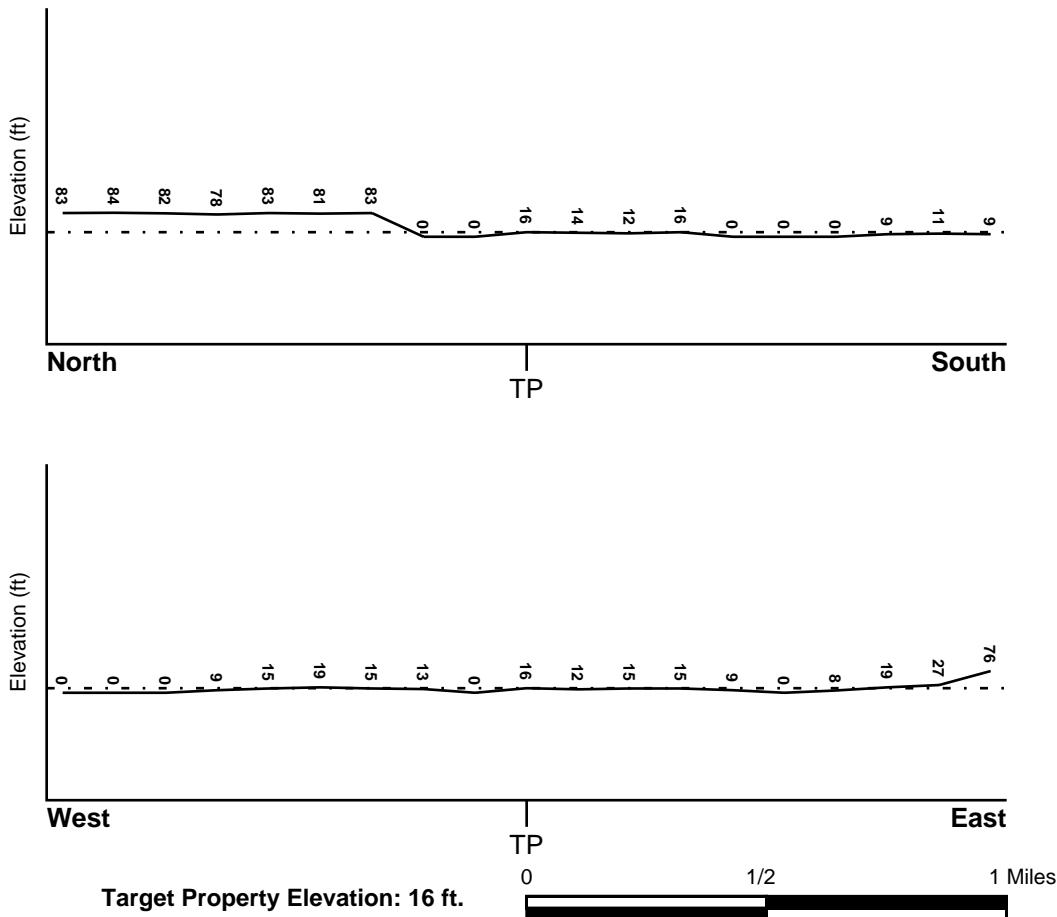
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General North

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.



# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## FEMA FLOOD ZONE

<u>Target Property County</u> ORANGE, CA	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map
---	--

Flood Plain Panel at Target Property: 06059C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

## NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> NEWPORT BEACH	NWI Electronic <u>Data Coverage</u> YES - refer to the Overview Map and Detail Map
---	--

## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### *Site-Specific Hydrogeological Data\*:*

Search Radius:	1.25 miles
Status:	Not found

## AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
A1	1/8 - 1/4 Mile East	Varies
A2	1/8 - 1/4 Mile East	Varies
B3	1/2 - 1 Mile ESE	Not Reported
B4	1/2 - 1 Mile ESE	Not Reported
B5	1/2 - 1 Mile ESE	Not Reported
C6	1/2 - 1 Mile NNW	S
C7	1/2 - 1 Mile NNW	S

For additional site information, refer to Physical Setting Source Map Findings.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

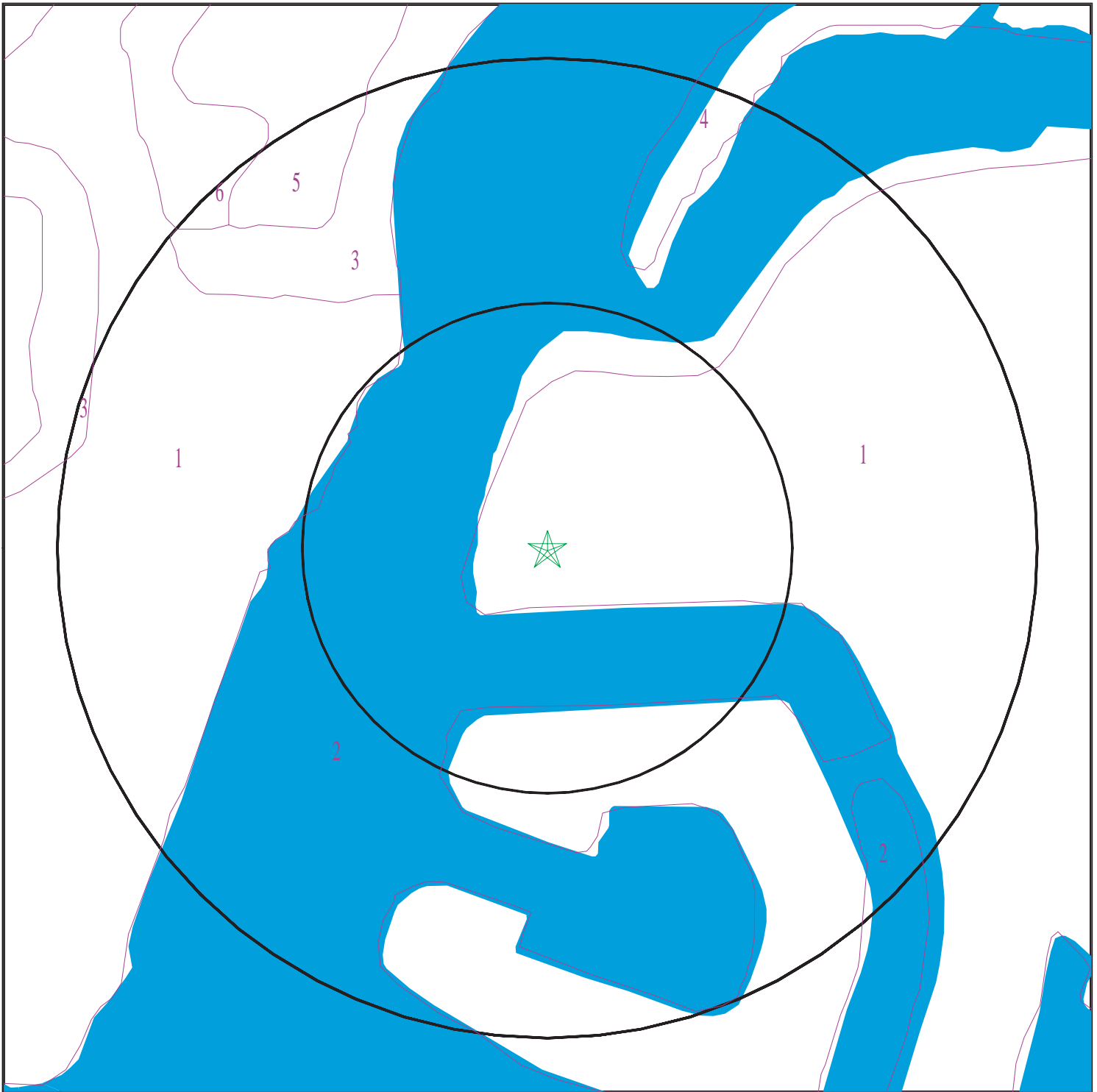
Era: Cenozoic  
System: Quaternary  
Series: Quaternary  
Code: Q (*decoded above as Era, System & Series*)

#### **GEOLOGIC AGE IDENTIFICATION**

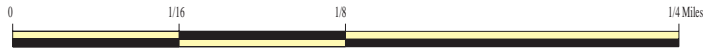
Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 3793882.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Balboa Marina  
ADDRESS: 201-251 East Coast Highway  
Newport Beach CA 92660  
LAT/LONG: 33.6162 / 117.9037

CLIENT: EEC  
CONTACT: Devina Horvath  
INQUIRY #: 3793882.2s  
DATE: November 22, 2013 6:35 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: BEACHES

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 92 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1
2	5 inches	59 inches	coarse sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1

#### Soil Map ID: 2

Soil Component Name: Water

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:  
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### Soil Map ID: 3

Soil Component Name: CALLEGUAS

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	14 inches	18 inches	weathered bedrock	Not reported	Not reported	Max: 1.4 Min: 0	Max: Min:

### Soil Map ID: 4

Soil Component Name: TIDAL FLATS

Soil Surface Texture: variable

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: 9.6 Min: 8.4

### Soil Map ID: 5

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6 Min: 5.1
2	11 inches	18 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	18 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
4	27 inches	70 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1
5	70 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

### Soil Map ID: 6

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6 Min: 5.1
2	7 inches	11 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
3	11 inches	20 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
4	20 inches	64 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1
5	64 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.



# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

## **FEDERAL USGS WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

## **FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

## **STATE DATABASE WELL INFORMATION**

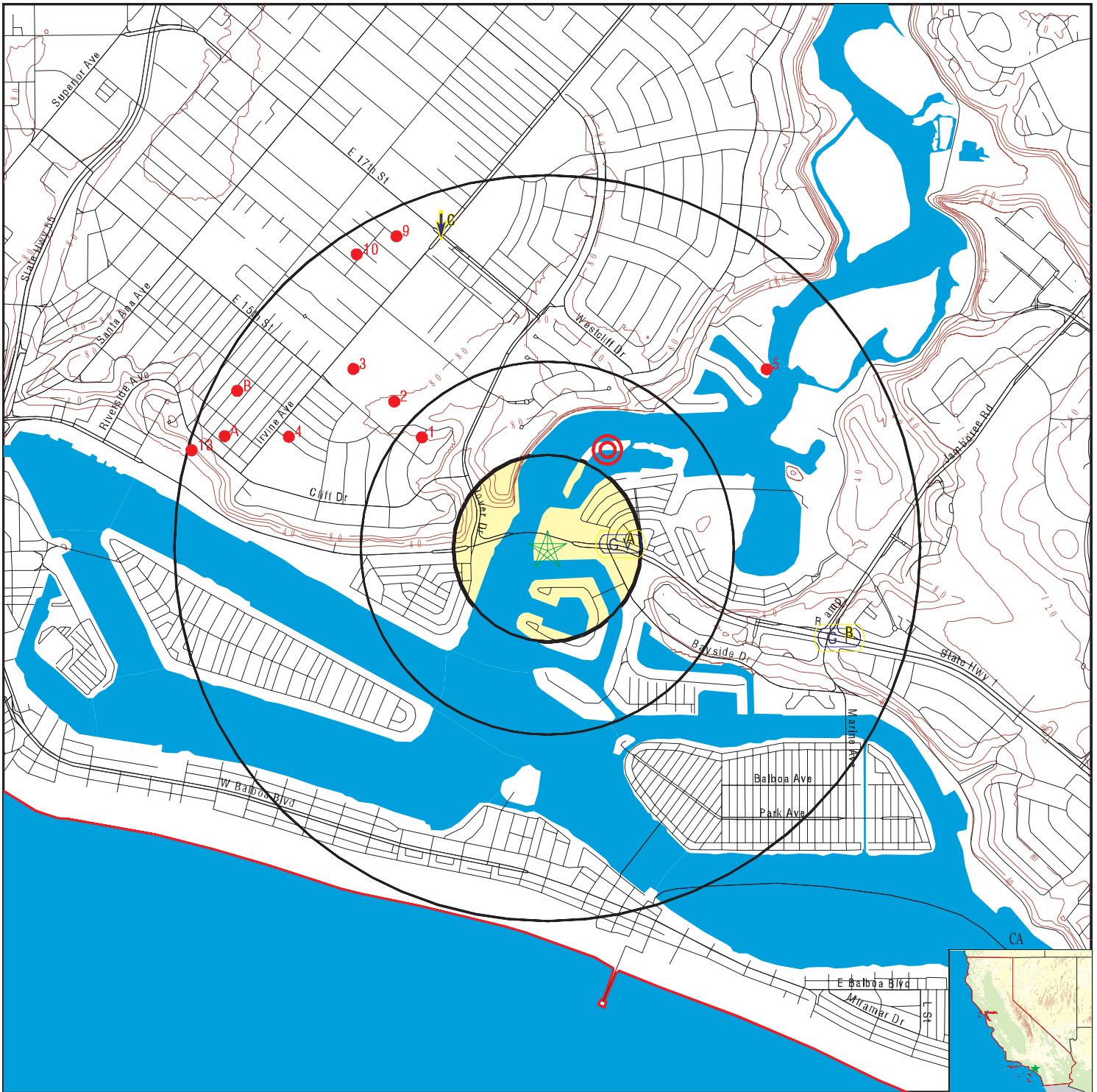
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

## OTHER STATE DATABASE INFORMATION

### **STATE OIL/GAS WELL INFORMATION**

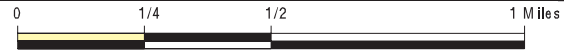
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG9A000003093	1/4 - 1/2 Mile NW
2	CAOG9A000003102	1/2 - 1 Mile NW
3	CAOG9A000003113	1/2 - 1 Mile NW
4	CAOG9A000003094	1/2 - 1 Mile WNW
5	CAOG9A000003112	1/2 - 1 Mile NE
A6	CAOG9A000003092	1/2 - 1 Mile WNW
B7	CAOG9A000003106	1/2 - 1 Mile WNW
A8	CAOG9A000003091	1/2 - 1 Mile WNW
9	CAOG9A000003181	1/2 - 1 Mile NNW
10	CAOG9A000003170	1/2 - 1 Mile NNW
A11	CAOG9A000003098	1/2 - 1 Mile WNW
B12	CAOG9A000003110	1/2 - 1 Mile WNW
13	CAOG9A000003089	1/2 - 1 Mile WNW

# PHYSICAL SETTING SOURCE MAP - 3793882.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Balboa Marina  
 ADDRESS: 201-251 East Coast Highway  
 Newport Beach CA 92660  
 LAT/LONG: 33.6162 / 117.9037

CLIENT: EEC  
 CONTACT: Devina Horvath  
 INQUIRY #: 3793882.2s  
 DATE: November 22, 2013 6:35 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
<b>A1</b>					
<b>East</b>	Site ID:		083000246T		
<b>1/8 - 1/4 Mile</b>	Groundwater Flow:		Varies	<b>AQUIFLOW</b>	<b>54863</b>
<b>Lower</b>	Shallow Water Depth:		Not Reported		
	Deep Water Depth:		Not Reported		
	Average Water Depth:		7.71		
	Date:		04/06/1999		
<hr/>					
<b>A2</b>					
<b>East</b>	Site ID:		083000246T		
<b>1/8 - 1/4 Mile</b>	Groundwater Flow:		Varies	<b>AQUIFLOW</b>	<b>54864</b>
<b>Lower</b>	Shallow Water Depth:		Not Reported		
	Deep Water Depth:		Not Reported		
	Average Water Depth:		7.71		
	Date:		04/06/1999		
<hr/>					
<b>B3</b>					
<b>ESE</b>	Site ID:		083002129T		
<b>1/2 - 1 Mile</b>	Groundwater Flow:		Not Reported	<b>AQUIFLOW</b>	<b>65121</b>
<b>Higher</b>	Shallow Water Depth:		5		
	Deep Water Depth:		10		
	Average Water Depth:		Not Reported		
	Date:		12/04/1998		
<hr/>					
<b>B4</b>					
<b>ESE</b>	Site ID:		083000280T		
<b>1/2 - 1 Mile</b>	Groundwater Flow:		Not Reported	<b>AQUIFLOW</b>	<b>54860</b>
<b>Higher</b>	Shallow Water Depth:		75		
	Deep Water Depth:		95		
	Average Water Depth:		Not Reported		
	Date:		09/30/1998		
<hr/>					
<b>B5</b>					
<b>ESE</b>	Site ID:		083000280T		
<b>1/2 - 1 Mile</b>	Groundwater Flow:		Not Reported	<b>AQUIFLOW</b>	<b>54859</b>
<b>Higher</b>	Shallow Water Depth:		75		
	Deep Water Depth:		95		
	Average Water Depth:		Not Reported		
	Date:		09/30/1998		
<hr/>					
<b>C6</b>					
<b>NNW</b>	Site ID:		083000358T		
<b>1/2 - 1 Mile</b>	Groundwater Flow:		S	<b>AQUIFLOW</b>	<b>65125</b>
<b>Higher</b>	Shallow Water Depth:		12		
	Deep Water Depth:		18		
	Average Water Depth:		Not Reported		
	Date:		05/31/1995		
<hr/>					
<b>C7</b>					
<b>NNW</b>	Site ID:		083001505T		
<b>1/2 - 1 Mile</b>	Groundwater Flow:		S	<b>AQUIFLOW</b>	<b>55017</b>
<b>Higher</b>	Shallow Water Depth:		10.21		
	Deep Water Depth:		14.35		
	Average Water Depth:		Not Reported		
	Date:		12/28/1998		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance

Database EDR ID Number

**1**

**NW**

**1/4 - 1/2 Mile**

**OIL\_GAS**

**CAOG9A000003093**

Districtnu:	1	Apinumber:	05907872
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	Port Orange Asphalt Co.		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.620508		
Glong:	-117.909536		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	AOG	Site id:	CAOG9A000003093

**2**

**NW**

**1/2 - 1 Mile**

**OIL\_GAS**

**CAOG9A000003102**

Districtnu:	1	Apinumber:	05907870
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	Port Orange Asphalt Co.		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.621903		
Glong:	-117.910819		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	AOG	Site id:	CAOG9A000003102

**3**

**NW**

**1/2 - 1 Mile**

**OIL\_GAS**

**CAOG9A000003113**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	05907871
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	Port Orange Asphalt Co.		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.623172		
Glong:	-117.91272		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	AOG	Site id:	CAOG9A000003113

**4**  
**WNW**  
**1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003094**

Districtnu:	1	Apinumber:	05901088
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	Newport Petro. Corp.		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.620533		
Glong:	-117.915724		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000003094

**5**  
**NE**  
**1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003112**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	05901164
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Chevron U.S.A. Inc.		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	26		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.623159		
Glong:	-117.893496		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Irvine Company	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000003112

**A6  
WNW  
1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003092**

Districtnu:	1	Apinumber:	05901086
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	Newport Petro. Corp.		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.620392		
Glong:	-117.918009		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	AOG	Site id:	CAOG9A000003092

**B7  
WNW  
1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003106**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	05901089
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	Newport Petro. Corp.	Fieldname:	Any Field
Countyname:	Orange	Range:	10W
Areaname:	Any Area	Elevation:	Not Reported
Section:	27		
Township:	06S		
Basemeridi:	SB		
Locationde:	Not Reported		
Glat:	33.621962		
Glong:	-117.917673		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Tunnel	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000003106

**A8  
WNW  
1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003091**

Districtnu:	1	Apinumber:	05901087
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Newport Petro. Corp.	Fieldname:	Any Field
Countyname:	Orange	Range:	10W
Areaname:	Any Area	Elevation:	Not Reported
Section:	27		
Township:	06S		
Basemeridi:	SB		
Locationde:	Not Reported		
Glat:	33.620344		
Glong:	-117.918914		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000003091

**9  
NNW  
1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003181**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	05901289
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	Henry Whitcup		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.628333		
Glong:	-117.910712		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000003181

**10  
NNW  
1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003170**

Districtnu:	1	Apinumber:	05901025
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	Interstate Oil Corp.		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.627633		
Glong:	-117.912569		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Irvine	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	AOG	Site id:	CAOG9A000003170

**A11  
WNW  
1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003098**



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	05901228
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	The Superior Oil Company		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.620944		
Glong:	-117.919198		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Irvine	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000003098

**B12  
WNW  
1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003110**

Districtnu:	1	Apinumber:	05901275
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	U. S. Petro. Syndicate		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.622677		
Glong:	-117.918576		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000003110

**13  
WNW  
1/2 - 1 Mile**

**OIL\_GAS      CAOG9A000003089**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	05901043
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	I
Operatorna:	La Habra Valley Land & Water Co.		
Countyname:	Orange	Fieldname:	Any Field
Areaname:	Any Area		
Section:	27		
Township:	06S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.62001		
Glong:	-117.920247		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000003089

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: CA Radon

### Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92660	53	0

Federal EPA Radon Zone for ORANGE County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

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### Federal Area Radon Information for ORANGE COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.763 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

#### California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

#### California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

### RADON

#### State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

### STREET AND ADDRESS INFORMATION

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**ENVIRONMENTAL  
ENGINEERING & CONTRACTING, INC.**

501 Parkcenter Drive, Santa Ana, CA 92705  
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## **Phase II Environmental Site Assessment Report**

Balboa Marina  
201-241 East Coast Highway  
Newport Beach, California 92660

May 16, 2014

Prepared for:

Mr. Josh Westling  
Westling & Associates  
20112 Port Circle  
Huntington Beach, California 92648

Prepared by:

Environmental Engineering & Contracting, Inc.  
501 Parkcenter Drive  
Santa Ana, California 92705  
EEC S-2632.02T

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Eric Clarke  
Senior Staff Geologist

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Anthony J. Lizzi, P.G., C.H.G.  
Senior Project Manager/Geologist

**TABLE OF CONTENTS**

1.0 INTRODUCTION ..... 1

2.0 SITE DESCRIPTION ..... 1

3.0 BACKGROUND ..... 1

4.0 GEOLOGY AND HYDROGEOLOGY ..... 2

    4.1 Physiography ..... 2

    4.2 Regional Geology ..... 2

    4.3 Site Geology ..... 2

    4.4 Site Hydrogeology ..... 2

5.0 SITE INVESTIGATION ACTIVITIES ..... 3

    5.1 Underground Utility Clearance ..... 3

6.0 SOIL SAMPLING ..... 3

    6.1 Boring and Sampling Method ..... 3

    6.2 Groundwater Grab Sampling ..... 4

    6.3 Laboratory Analysis ..... 4

    6.4 Waste Management ..... 4

7.0 DISCUSSION OF RESULTS ..... 5

8.0 CONCLUSIONS ..... 5

9.0 RECOMMENDATIONS ..... 5

10.0 REFERENCES ..... 6

**Figure**

- Figure 1      Site Location Map
- Figure 2      Site Vicinity Map
- Figure 3      Site Layout Map

**Tables**

- Table 1      Soil Sampling Results
- Table 2      Groundwater Sampling Results

**Appendices**

- Appendix A      Boring Logs
- Appendix B      Laboratory Analytical Report, Chain-of-Custody Record



## 1.0 INTRODUCTION

On behalf of Westling & Associates, Environmental Engineering & Contracting, Inc. (EEC) has prepared this report to document the results of the Phase II Environmental Site Assessment (ESA) conducted at the Balboa Marina located at 201-241 East Coast Highway in Newport Beach, California 92660 (hereinafter referred to as the "site"; Figure 1, Site Location Map).

The purpose of the Phase II ESA is to determine if the two potential recognized environmental conditions (RECs) identified in EEC's Phase I ESA report, dated April 30, 2014, have adversely impacted the soil and/or groundwater beneath the site (EEC, 2014a).

The Phase I ESA report, prepared on behalf of The Irvine Company (TIC) for possible redevelopment of the property, identified two potential RECs associated with the site:

- City of Newport Beach building records included applications for one 1,500-gallon fuel underground storage tank (USTs) and one 4,000-gallon fuel UST, dated 1956 and 1957, respectively. According to a map included with the building records, the specific location of the USTs could not be determined. However, it appears the location of the USTs may have been on the northwest corner of the site or adjacent to the present-day on-site property building. The USTs were likely installed in or about 1957, and may or may not have been removed from the site. Based on the lack of environmental data associated with the tanks, the potential presence of fuel USTs represents a REC for the site.
- Documentation provided by the current property owner indicates that petroleum hydrocarbon odors were identified in soil during a 2013 subsurface investigation. Based on this information, the potential presence of petroleum hydrocarbons in soil represents a REC for the site.

The purpose of this report is to document the methods, procedures, and results of the limited soil and groundwater investigation conducted at the site as part of the Phase II ESA. The Phase II ESA was conducted in general accordance with EEC's proposal to Westling & Associates, dated April 9, 2014 (EEC, 2014b). All work was performed under the supervision of a California licensed professional geologist.

## 2.0 SITE DESCRIPTION

The site is bordered by Newport Harbor to the west and south, East Coast Highway to the north, and a marina including a restaurant to the east. The surrounding area is a mix of residential and commercial properties (Figure 2, Site Vicinity Map). The Site is located on the south side of East Coast Highway, west of Bayside Drive and consists of one approximately 150,000 square foot (sq ft) parcel utilized as an active marina and yacht sales facility in Newport Beach, Orange County, California. The site includes a 1,600 sq ft office building used for yacht sales, asphalt driveways and parking areas, boat docking slips, and landscaping. A trash receptacle bin is located in the northeastern portion of the site. Vehicular access to the site is from East Coast Highway. A trash receptacle bin is located in the northeastern portion of the site.

## 3.0 BACKGROUND

Prior to approximately 1947, the site was an undeveloped lot. In approximately 1947, the site began to be utilized as a marina. In approximately 1953, the current on-site building and a smaller on-site building (subsequently removed sometime between 1963 and 1972) were constructed and the site

began functioning as the Balboa Marina. The site has operated as a marina and yacht sales office since. A riverboat utilized the western portion of the site for dockage from 1965 to 2008. The boat was occupied by a restaurant followed by a museum before it was removed from the site. In 2009, the current boat docks and slips were constructed.

Based upon the findings of a Phase I Environmental Site Assessment, EEC April 30, 2014, there are two locations at the site where USTs may have been located: 1) around the present-day on-site building; and 2) along the western side of the parking lot. The USTs were likely installed in or about 1957, and may or may not have been removed from the site. Information obtained from the property owner also indicated that petroleum hydrocarbon odors in soil were encountered during a previous soil conducted in September 2013 along the western side of the parking lot (Area B Stations investigation; boring B1 thru B5).

## **4.0 GEOLOGY AND HYDROGEOLOGY**

### **4.1 Physiography**

The site is depicted in the U.S. Geological Survey 7.5-minute, Newport Beach, California, quadrangle map, dated 1981. According to the map, the site is located approximately 8 feet above mean sea level. The topography near the site is flat. The site is located on Newport Bay.

### **4.2 Regional Geology**

The site is located in the Newport Beach, California. The lithology near the site consists of Holocene-age, unconsolidated, surficial sediments containing alluvial gravel, sand, and clay (Dibblee Jr., 1992).

The site is located adjacent to a channel of the Lower Newport Bay. Based on Phase I aerial photographs they indicate that the site was a marsh prior to the late 1930s, when it was filled in for future development. According to a 2008 Mitigated Negative Declaration report described in EECs Phase I report (Section 4.6), the site is underlain by cohesionless soils and dense sands underlying soft mud deposits that have sufficient relative density and strength to resist liquefaction.

### **4.3 Site Geology**

According to a 2008 Mitigated Negative Declaration report discussed in the Phase I report, the site is underlain by cohesionless soils and dense sands underlying soft mud deposits that have sufficient relative density and strength to resist liquefaction. Based on soil lithology observed in borings advanced during the Phase II ESA, the soils consist of fine to medium grained, grayish brown, poorly to well graded sands, to dark grayish brown sandy silts to a depth of approximately 10 feet below ground surface (bgs). The sand horizon contained shell fragments. Sandy silt soils were present only in borings B-1 thru B-4. Boring logs are contained in Appendix A.

### **4.4 Site Hydrogeology**

During this phase II ESA, the depth to groundwater in borings was encountered at approximately between 8 to 9.6 ft bgs. Groundwater flow direction is tidally influenced, and flows west when the tide is outgoing and east when the tide is incoming.

## 5.0 SITE INVESTIGATION ACTIVITIES

EEC conducted the Phase II investigation activities at the site on April 25, May 1 and 2, 2014. The investigation consisted of advancing and sampling seven soil borings in the vicinity of the former UST locations (Figure 3). The investigation was conducted in accordance with the scope of work outlined in EEC's proposal to dated April 9, 2014, which included collection of groundwater samples using grab sampling techniques from each of the hand auger boring.

### 5.1 Underground Utility Clearance

In compliance with California Government Code Sections 4216–4216.9, on April 29, 2014, EEC notified Underground Service Alert (USA) of the intent to perform subsurface work at least 48 hours prior to commencing field activities (Dig Alert # A41190495). USA is a regional notification center that informs owners and operators of subsurface utilities (water, gas, electric, sewer, oil lines, etc.) of a contractor's intent to perform subsurface work to avoid any potential disturbances to those utilities. EEC pre-marked the proposed hand auger soil boring locations with white spray paint so USA can easily identify their locations and any potential conflicts with subsurface utilities.

On April 25, 2014, a subsurface utility line investigation was performed by Util-Locate, Inc. located in Fullerton, CA, in order to locate and identify any potential underground utilities at the proposed soil boring locations as well as to determine if any potential subsurface structures are present. The investigation cleared each proposed boring location for the presence of potential underground utility lines. Several of the proposed boring locations were relocated in order to avoid the two potentially subsurface metal features identified near boring B-1, and borings B-4 and B-5, respectively (Figure 3, Site Layout Map). The geophysical survey did not confirm with certainty that the metallic subsurface anomalies identified consisted of USTs.

## 6.0 SOIL SAMPLING

### 6.1 Boring and Sampling Method

Prior to hand augering, on May 1, 2014, the asphalt pavement at each boring location was cored using a 4-inch diameter coring machine in order to access the subsurface soils. During hand augering in Boring B-8, a 0.75-inch diameter orange polyethylene natural gas line was encountered and ruptured at approximately 3 feet bgs. At that time, the augering in B-8 ceased and EEC immediately contacted the City of Newport Beach Fire Department and The Gas Company. The Gas Company field crew was onsite to sawcut the pavement, excavate the soils and repair the natural gas line. Once the gas line was repaired, the excavation was backfilled with native cuttings and sealed to grade using rapid-set concrete and dyed to match the existing ground surface.

On May 2, 2014, EEC advanced and sampled 7 hand auger soil borings (B1 thru B-7) to depths of approximately 10 feet bgs (Figure 3, *Soil Boring Location Map*). Each boring was advanced using a 3.5 inch diameter hand auger to a depth of approximately 10 feet bgs or to first groundwater. Soil samples were collected using a hand auger at approximately 3 feet, 5 feet, and at the capillary fringe, above the water table, which was encountered approximately between 8 to 9.6 ft bgs.

Following sample retrieval at each sampling interval, a portion of the soil from the auger was placed in into a sealed glass jar for approximately 10 minutes then analyzed in the field using a hand-held

photoionization detector (PID) for volatile organic compound (VOC) concentrations measured in parts per million (ppm). The PID concentrations in the soil samples ranged from 2.2 ppm to 23.7 ppm.

The soil sample which contained the highest PID reading from each boring was placed in a chilled cooler and transported to Calscience Environmental Laboratories, Inc. for chemical analysis. All fieldwork was performed under the direct supervision of a California licensed Professional Geologist.

The soil sample from each boring was visually examined and observations were recorded on a field boring log in accordance with Unified Soil Classification System standards (American Society for Testing and Materials D-2488-00). To accurately locate the borings, the latitude and longitude coordinates of each boring were recorded using a high-accuracy global positioning system unit. The latitude and longitude coordinates and the PID readings were recorded on the field boring logs.

## **6.2 Groundwater Grab Sampling**

During hand augering, groundwater was encountered in each of the 7 borings at depths ranging from approximately 8 to 9.6 ft bgs. Following augering into the saturated zone, a groundwater grab sample was collected using a disposable bailer. Prior to sampling each borehole, a 10 foot long by 2-inch diameter PVC perforated casing was inserted downhole to allow groundwater to enter each boring. A groundwater sample was collected from each boring, transferred into appropriate glass containers, placed in a chilled cooler and transported to Calscience Environmental Laboratories, Inc. for chemical analysis.

Upon completion of the soil and groundwater sampling, the borings were backfilled with hydrated bentonite chips and patched using rapid-set concrete which was dyed to match the existing ground surface.

The sampling equipment and PVC casing was decontaminated prior to sampling at each boring interval. To decontaminate equipment, EEC field staff washed the equipment with a non-phosphate detergent and water mixture, rinsed the equipment twice with clean deionized water, and allowed the equipment to air dry before reuse.

## **6.3 Laboratory Analysis**

One soil and one groundwater sample collected from each boring was submitted for chemical analyses and transferred under the proper chain-of-custody protocol to a California State-certified analytical laboratory for analysis (Appendix B). Samples were analyzed for total petroleum hydrocarbon carbon chain (TPHcc) in accordance with United States Environmental Protection Agency (EPA) Method 8015, and for Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) in accordance with USEPA Method 8260B.

## **6.4 Waste Management**

All investigation derived waste (IDW) consisting of soil cuttings and decontamination water was stored in a Department of Transportation (DOT) approved 55-gallon steel drum pending sampling results. Each drum was labeled with the date, contents, and contact information. All IDW was stored at a secure, on-site location (within the trash receptacle bin) until removal is coordinated for proper off-site disposal following receipt of all laboratory analytical reports.

## **7.0 DISCUSSION OF RESULTS**

Based on the sampling results, TPH-cc and BTEX concentrations were not detected in any of the soil and groundwater samples collected for analysis. Table 1 shows the sample IDs, date of collection, and soil sampling results. Table 2 shows the sample IDs, date of collection, and groundwater sampling results. Appendix B contains a copy of the laboratory report.

## **8.0 CONCLUSIONS**

Based on the results of the Phase II ESA conducted at the site, EEC concluded the following:

- No petroleum odors were observed in any of the soil cuttings derived from the hand auger borings.
- Depth to groundwater encountered in the borings ranged from approximately 8 feet to 9.6 ft bgs.
- The two potential recognized environmental conditions (RECs) identified at the site have been sufficiently evaluated and have not impacted the soil and/or groundwater conditions beneath the site.
- Several of the proposed boring locations were relocated in order to avoid the potentially identified geophysical subsurface features identified at the site. The geophysical survey did not confirm with certainty that the metallic subsurface anomalies identified consisted of USTs.

## **9.0 RECOMMENDATIONS**

Based on the conclusions provided in this Phase II report, the soil and groundwater beneath the site was not impacted. However, in the event that construction/grading activities are proposed for the site during project redevelopment, it is recommended that the locations of the geophysical anomalies identified at the site be potholed using heavy equipment to confirm the presence or absence of the USTs.

## **10.0 REFERENCES**

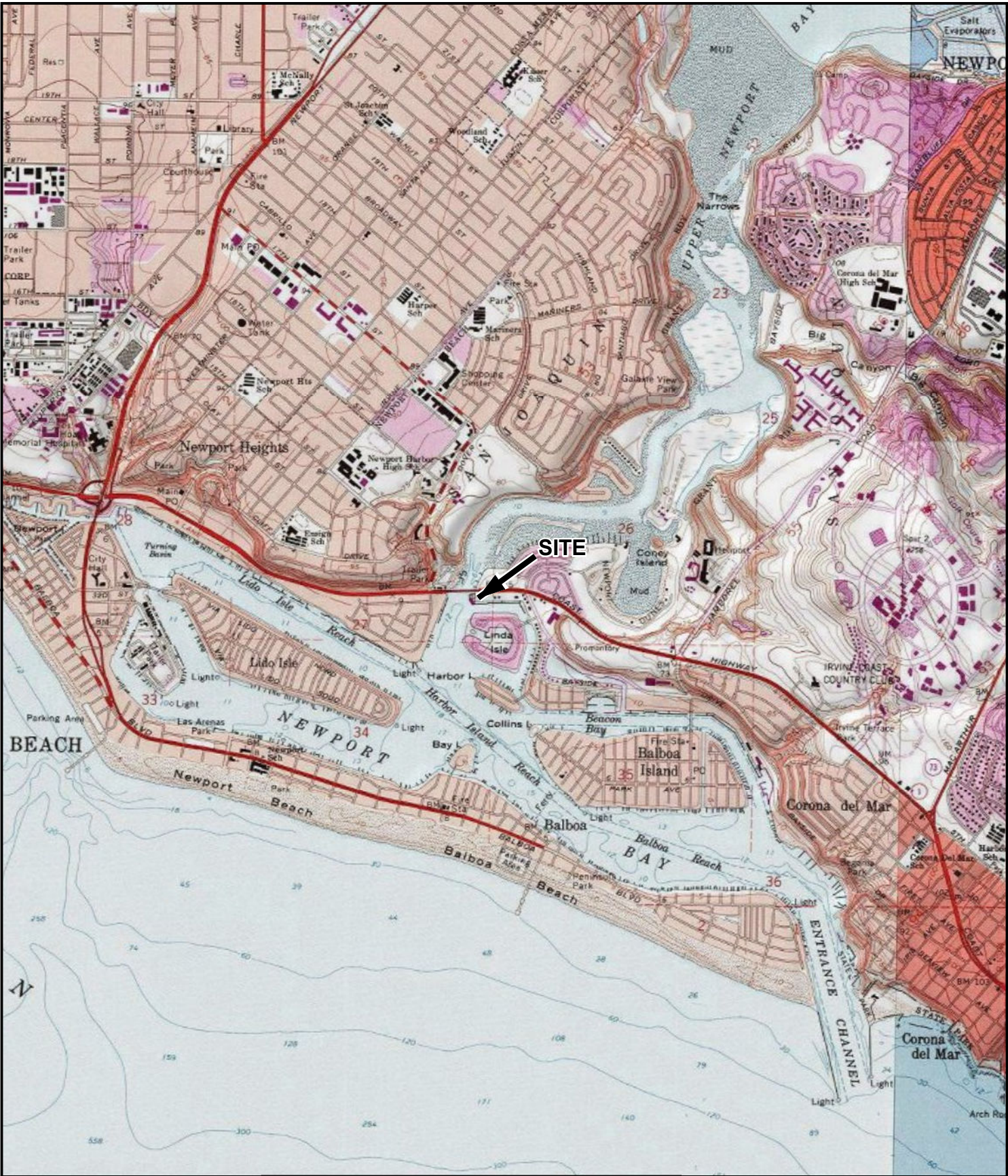
Dibble Jr., Thomas W. (1992). *Geologic map of the Newport Beach quadrangle, Orange County, California.*

Newfields Report (2013, September 10). Petroleum odor, List of Area B Station Samples.

Environmental Engineering, & Contracting, Inc. (EEC). (2014a, April 8). *Phase I environmental site assessment for Balboa Marina, 201-241 East Coast Highway, Newport Beach, California 92660.*

EEC. (2014b, April 9). *Proposal to conduct a Phase II environmental site assessment.* Newport Beach, CA.

## Figures





**ENVIRONMENTAL  
ENGINEERING & CONTRACTING, INC.**

Date	Drafter
May 1, 2014	RG

**SOURCE**  
U.S. Geological Survey, 7.5-Minute  
Quadrangle Map, Newport Beach, California, 1974.

0 0.5 1 Miles



**SITE LOCATION MAP**  
Environmental Site Assessment  
201 East Coast Highway  
Newport Beach, California

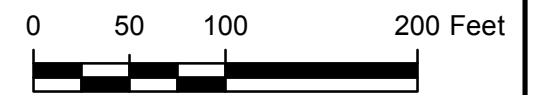
PERG	Project Number	Figure
MZ	S-2632.01	<b>1</b>
PM	File Number	
DH	S2632-2013-SAR-01-AM10_2	





**LEGEND**

- Subject Property
- Trash Receptical



Aerial Image Source: Esri



Project  
Environmental Site Assessment  
201 East Coast Highway,  
Newport Beach, California

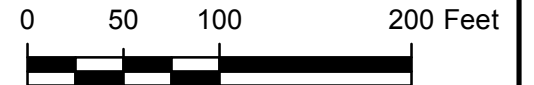
**SITE LAYOUT MAP**

Project Number S2632.01		File Number S2632-2013-SAR-03 - AM10_2	
Date May 1, 2014			Figure
PE/PG MZ	PM DH	Drafter RG	



**LEGEND**

- Hand Auger Boring Location
- Metal Identified
- No Metal Identified
- Trash
- Site Boundary



Aerial Image Source: Esri



Project  
 Phase II Environmental Site Assessment  
 201 East Coast Highway,  
 Newport Beach, California

**SOIL BORING LOCATION MAP**

Project Number S2632.02T		File Number S2632-2014-SAR-03	
Date May 15, 2014			Figure <b>3</b>
PE/PG AL	PM DH	Drafter RG	

## Tables

## Table 1, Soil Analytical Data

Balboa Marina Phase II ESA  
201 East Coast Highway  
Newport Beach, California

Sample ID	Date	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Benzene (µg/kg)	Toluene (µg/kg)	Ethylbenzene (µg/kg)	p/m-Xylenes (µg/kg)	o-Xylenes (µg/kg)
B1-S	5/2/2014	ND<4.9	ND<4.9	ND<4.9	ND<5.1	ND<5.1	ND<5.1	ND<5.1	ND<5.1
B2-S	5/2/2014	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0
B3-S	5/2/2014	ND<5.0	ND<5.0	ND<5.0	ND<5.1	ND<5.1	ND<5.1	ND<5.1	ND<5.1
B4-S	5/2/2014	ND<5.1	ND<5.1	ND<5.1	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0
B5-S	5/2/2014	ND<5.1	ND<5.1	ND<5.1	ND<5.1	ND<5.1	ND<5.1	ND<5.1	ND<5.1
B6-S	5/2/2014	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0
B7-S	5/2/2014	ND<4.9	ND<4.9	ND<4.9	ND<5.1	ND<5.1	ND<5.1	ND<5.1	ND<5.1

**Key:**

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

ND <"x" = not detected at reporting limit "x"

TPHg = total petroleum hydrocarbons as gasoline

TPHd = total petroleum hydrocarbons as diesel

TPHo = total petroleum hydrocarbons as oil

## Table 2, Groundwater Analytical Data

Balboa Marina Phase II ESA  
201 East Coast Highway  
Newport Beach, California

Sample ID	Date	TPHg (µg/L)	TPHd (µg/L)	TPHo (µg/L)	Benzene (µg/l)	Toluene (µg/L)	Ethylbenzene (µg/L)	p/m-Xylenes (µg/L)	o-Xylenes (µg/L)
B1-W	5/2/2014	ND<100	ND<100	ND<100	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0
B2-W	5/2/2014	ND<100	ND<100	ND<100	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0
B3-W	5/2/2014	ND<100	ND<100	ND<100	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0
B4-W	5/2/2014	ND<100	ND<100	ND<100	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0
B5-W	5/2/2014	ND<100	ND<100	ND<100	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0
B6-W	5/2/2014	ND<100	ND<100	ND<100	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0
B7-W	5/2/2014	ND<110	ND<110	ND<110	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0

**Key:**

µg/L = micrograms per liter

ND <"x" = not detected at reporting limit "x"

TPHg = total petroleum hydrocarbons as gasoline

TPHd = total petroleum hydrocarbons as diesel

TPHo = total petroleum hydrocarbons as oil

## Appendices

## **Appendix A**

### **Boring Logs**



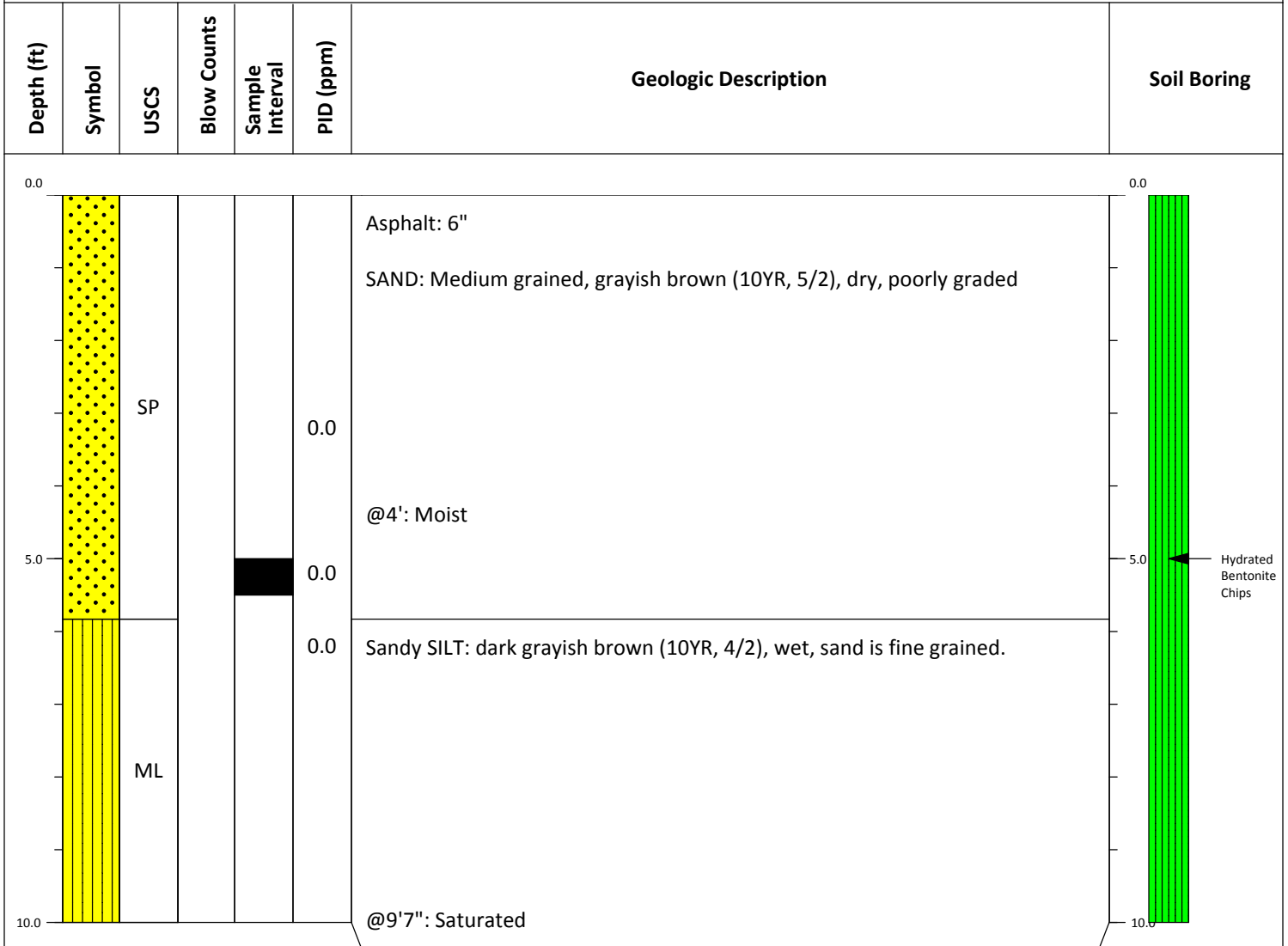
**WELL ID: B1**

**Date: 5/2/14**

**Project #:** S-2632  
**Project Name:** Balboa Marina  
**Location:**  
**City:** Newport Beach  
**State:** CA  
**Drilling Company:** EEC  
**Drilling Method:** Hand Auger  
**Logged By:** Eric P. Clark

**Design:**  
**Casing Type:** NA  
**Casing Diameter:** NA  
**Slot Size:** NA  
**Filter Pack:** NA  
**Annular Seal:** Hydrated Bentonite Chips  
**Depth to Water:** 9'7"  
**Reviewed By:** Andrew Drummond

**Sheet: 1 of 1**









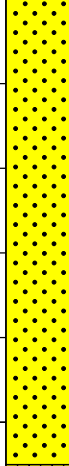



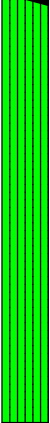

**WELL ID: B3**

**Date: 5/2/14**

**Project #:** S-2632  
**Project Name:** Balboa Marina  
**Location:**  
**City:** Newport Beach  
**State:** CA  
**Drilling Company:** EEC  
**Drilling Method:** Hand Auger  
**Logged By:** Eric P. Clark

**Design:**  
**Casing Type:** NA  
**Casing Diameter:** NA  
**Slot Size:** NA  
**Filter Pack:** NA  
**Annular Seal:** Hydrated Bentonite Chips  
**Depth to Water:** 8'6"  
**Reviewed By:** Andrew Drummond

**Sheet: 1 of 1**

Depth (ft)	Symbol	USCS	Blow Counts	Sample Interval	PID (ppm)	Geologic Description	Soil Boring
0.0		SP			23.7	Asphalt: 8"	
						SAND: Medium grained, grayish brown (10YR, 5/2), dry, poorly graded; abundant shell fragments	
5.0		ML			33.1	@5'6": Moist	
						Sandy SILT: dark grayish brown (10YR, 4/2), wet, sand is fine grained; trace clay	
10.0						@8'6": Saturated	 Hydrated Bentonite Chips



**WELL ID: B4**

**Date: 5/2/14**

**Project #:** S-2632  
**Project Name:** Balboa Marina  
**Location:**  
**City:** Newport Beach  
**State:** CA  
**Drilling Company:** EEC  
**Drilling Method:** Hand Auger  
**Logged By:** Eric P. Clark

**Design:**  
**Casing Type:** NA  
**Casing Diameter:** NA  
**Slot Size:** NA  
**Filter Pack:** NA  
**Annular Seal:** Hydrated Bentonite Chips  
**Depth to Water:** 6'  
**Reviewed By:** Andrew Drummond

**Sheet: 1 of 1**

Depth (ft)	Symbol	USCS	Blow Counts	Sample Interval	PID (ppm)	Geologic Description	Soil Boring
0.0						Asphalt: 8"	
		SP			4.6	SAND: fine to medium grained, grayish brown (10YR, 5/2), moist, well graded; abundant shell fragments	
5.0		ML			11.2	Sandy SILT: dark grayish brown (10YR, 4/2), wet, sand is fine grained; trace clay  @6': SAND: medium grained, grayish brown (10YR, 5/2); abundant shell fragments	Hydrated Bentonite Chips



WELL ID: B5

Date: 5/2/14

Project #: S-2632  
 Project Name: Balboa Marina  
 Location:  
 City: Newport Beach  
 State: CA  
 Drilling Company: EEC  
 Drilling Method: Hand Auger  
 Logged By: Eric P. Clark

Design:  
 Casing Type: NA  
 Casing Diameter: NA  
 Slot Size: NA  
 Filter Pack: NA  
 Annular Seal: Hydrated Bentonite Chips  
 Depth to Water: 8'  
 Reviewed By: Andrew Drummond

Sheet: 1 of 1

Depth (ft)	Symbol	USCS	Blow Counts	Sample Interval	PID (ppm)	Geologic Description	Soil Boring
0.0						Asphalt: 8"	
					2.2	SAND: Medium grained, grayish brown (10YR, 5/2), dry to moist, poorly graded; abundant shell fragments	
5.0	SP				3.8	@5': Damp	
						@8': Saturated	
							Hydrated Bentonite Chips



**WELL ID: B6**

**Date: 5/2/14**

**Project #:** S-2632  
**Project Name:** Balboa Marina  
**Location:**  
**City:** Newport Beach  
**State:** CA  
**Drilling Company:** EEC  
**Drilling Method:** Hand Auger  
**Logged By:** Eric P. Clark

**Design:**  
**Casing Type:** NA  
**Casing Diameter:** NA  
**Slot Size:** NA  
**Filter Pack:** NA  
**Annular Seal:** Hydrated Bentonite Chips  
**Depth to Water:** 8'  
**Reviewed By:** Andrew Drummond

**Sheet: 1 of 1**

Depth (ft)	Symbol	USCS	Blow Counts	Sample Interval	PID (ppm)	Geologic Description	Soil Boring
0.0						Asphalt: 8"	
		SW				SAND with Gravel: medium to coarse grained, grayish brown (10YR, 5/2), dry to moist, well graded, gravels are fine to coarse, subrounded to rounded; trace cobbles	
					4.8	@2'2": SAND: medium grained, grayish brown (10YR, 5/2), moist, poorly graded	
5.0		SP			6.9		
						@8': Saturated	
							Hydrated Bentonite Chips



**WELL ID: B7**

**Date: 5/2/14**

**Project #:** S-2632  
**Project Name:** Balboa Marina  
**Location:**  
**City:** Newport Beach  
**State:** CA  
**Drilling Company:** EEC  
**Drilling Method:** Hand Auger  
**Logged By:** Eric P. Clark

**Design:**  
**Casing Type:** NA  
**Casing Diameter:** NA  
**Slot Size:** NA  
**Filter Pack:** NA  
**Annular Seal:** Hydrated Bentonite Chips  
**Depth to Water:** 8'  
**Reviewed By:** Andrew Drummond

**Sheet: 1 of 1**

Depth (ft)	Symbol	USCS	Blow Counts	Sample Interval	PID (ppm)	Geologic Description	Soil Boring
0.0						Asphalt: 8"	
		SW				SAND with Gravel: medium to coarse grained, grayish brown (10YR, 5/2), dry to moist, well graded, gravels are fine to coarse, subrounded to rounded; trace cobbles; trace shell fragments	
					10.2	@2': SAND: medium grained, grayish brown (10YR, 5/2), moist, poorly graded	
5.0		SP			11.7	@8': Saturated	Hydrated Bentonite Chips

**Appendix B**  
**Laboratory Report**



# CALSCIENCE

## WORK ORDER NUMBER: 14-05-0210

*The difference is service*



AIR | SOIL | WATER | MARINE CHEMISTRY

### Analytical Report For

**Client:** Environmental Engineering & Contracting, Inc.

**Client Project Name:** S2632

**Attention:** Mark Zeko  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Approved for release on 05/12/2014 by:  
Stephen Nowak  
Project Manager

ResultLink ▶

Email your PM ▶



Calscience Environmental Laboratories, Inc. (Calscience) certifies that the test results provided in this report meet all NELAC requirements for parameters for which accreditation is required or available. Any exceptions to NELAC requirements are noted in the case narrative. The original report of subcontracted analyses, if any, is attached to this report. The results in this report are limited to the sample(s) tested and any reproduction thereof must be made in its entirety. The client or recipient of this report is specifically prohibited from making material changes to said report and, to the extent that such changes are made, Calscience is not responsible, legally or otherwise. The client or recipient agrees to indemnify Calscience for any defense to any litigation which may arise.





Client Project Name: S2632  
Work Order Number: 14-05-0210

1	Work Order Narrative. . . . .	3
2	Sample Summary. . . . .	4
3	Client Sample Data. . . . .	5
	3.1 EPA 8015B (M) C6-C44 (Solid). . . . .	5
	3.2 EPA 8015B (M) C6-C44 (Aqueous). . . . .	13
	3.3 EPA 8260B BTEX (Aqueous). . . . .	21
	3.4 EPA 8260B BTEX (Solid). . . . .	26
4	Quality Control Sample Data. . . . .	30
	4.1 MS/MSD. . . . .	30
	4.2 LCS/LCSD. . . . .	34
5	Sample Analysis Summary. . . . .	39
6	Glossary of Terms and Qualifiers. . . . .	40
7	Chain of Custody/Sample Receipt Form. . . . .	41

**Work Order Narrative**

Work Order: 14-05-0210

Page 1 of 1

**Condition Upon Receipt:**

Samples were received under Chain of Custody (COC) on 05/02/14. They were assigned to Work Order 14-05-0210.

Unless otherwise noted on the Sample Receiving forms all samples were received in good condition and within the recommended EPA temperature criteria for the methods noted on the COC. The COC and Sample Receiving Documents are integral elements of the analytical report and are presented at the back of the report.

**Holding Times:**

All samples were analyzed within prescribed holding times (HT) and/or in accordance with the Calscience Sample Acceptance Policy unless otherwise noted in the analytical report and/or comprehensive case narrative, if required.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of  $\leq 15$  minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

**Quality Control:**

All quality control parameters (QC) were within established control limits except where noted in the QC summary forms or described further within this report.

**Additional Comments:**

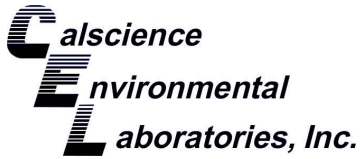
Air - Sorbent-extracted air methods (EPA TO-4A, EPA TO-10, EPA TO-13A, EPA TO-17): Analytical results are converted from mass/sample basis to mass/volume basis using client-supplied air volumes.

New York NELAP air certification does not certify for all reported methods and analytes, reference the accredited items here: [http://www.calscience.com/PDF/New\\_York.pdf](http://www.calscience.com/PDF/New_York.pdf)

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are always reported on a wet weight basis.

**Subcontractor Information:**

Unless otherwise noted below (or on the subcontract form), no samples were subcontracted.



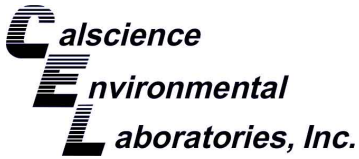
## Sample Summary

Client: Environmental Engineering & Contracting, Inc.	Work Order:	14-05-0210
501 Park Center Drive	Project Name:	S2632
Santa Ana, CA 92705-3515	PO Number:	
	Date/Time Received:	05/02/14 20:40
	Number of Containers:	35

Attn: Mark Zeko

Sample Identification	Lab Number	Collection Date and Time	Number of Containers	Matrix
B1-S	14-05-0210-1	05/02/14 08:55	1	Solid
B1-W	14-05-0210-2	05/02/14 09:15	4	Aqueous
B2-S	14-05-0210-3	05/02/14 10:24	1	Solid
B2-W	14-05-0210-4	05/02/14 11:46	4	Aqueous
B3-S	14-05-0210-5	05/02/14 10:45	1	Solid
B3-W	14-05-0210-6	05/02/14 11:07	4	Aqueous
B4-S	14-05-0210-7	05/02/14 13:36	1	Solid
B4-W	14-05-0210-8	05/02/14 14:20	4	Aqueous
B5-S	14-05-0210-9	05/02/14 13:30	1	Solid
B5-W	14-05-0210-10	05/02/14 14:46	4	Aqueous
B6-S	14-05-0210-11	05/02/14 16:35	1	Solid
B6-W	14-05-0210-12	05/02/14 17:50	4	Aqueous
B7-S	14-05-0210-13	05/02/14 17:50	1	Solid
B7-W	14-05-0210-14	05/02/14 18:05	4	Aqueous

 Return to Contents



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3550B  
Method: EPA 8015B (M)  
Units: mg/kg

Project: S2632

Page 1 of 8

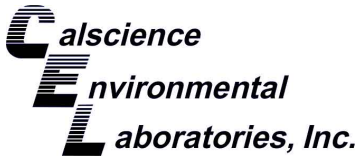
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B1-S	14-05-0210-1-A	05/02/14 08:55	Solid	GC 46	05/06/14	05/06/14 19:49	140505B03

Parameter	Result	RL	DF	Qualifiers
C6	ND	4.9	0.980	
C7	ND	4.9	0.980	
C8	ND	4.9	0.980	
C9-C10	ND	4.9	0.980	
C11-C12	ND	4.9	0.980	
C13-C14	ND	4.9	0.980	
C15-C16	ND	4.9	0.980	
C17-C18	ND	4.9	0.980	
C19-C20	ND	4.9	0.980	
C21-C22	ND	4.9	0.980	
C23-C24	ND	4.9	0.980	
C25-C28	ND	4.9	0.980	
C29-C32	ND	4.9	0.980	
C33-C36	ND	4.9	0.980	
C37-C40	ND	4.9	0.980	
C41-C44	ND	4.9	0.980	
C6-C44 Total	ND	4.9	0.980	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	94	61-145	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3550B  
Method: EPA 8015B (M)  
Units: mg/kg

Project: S2632

Page 2 of 8

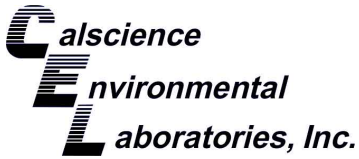
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B2-S</b>	<b>14-05-0210-3-A</b>	<b>05/02/14 10:24</b>	<b>Solid</b>	<b>GC 46</b>	<b>05/06/14</b>	<b>05/06/14 20:07</b>	<b>140505B03</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
C6	ND	5.0	1.01	
C7	ND	5.0	1.01	
C8	ND	5.0	1.01	
C9-C10	ND	5.0	1.01	
C11-C12	ND	5.0	1.01	
C13-C14	ND	5.0	1.01	
C15-C16	ND	5.0	1.01	
C17-C18	ND	5.0	1.01	
C19-C20	ND	5.0	1.01	
C21-C22	ND	5.0	1.01	
C23-C24	ND	5.0	1.01	
C25-C28	ND	5.0	1.01	
C29-C32	ND	5.0	1.01	
C33-C36	ND	5.0	1.01	
C37-C40	ND	5.0	1.01	
C41-C44	ND	5.0	1.01	
C6-C44 Total	ND	5.0	1.01	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
n-Octacosane	80	61-145	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3550B  
Method: EPA 8015B (M)  
Units: mg/kg

Project: S2632

Page 3 of 8

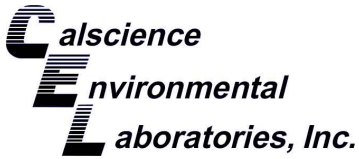
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B3-S	14-05-0210-5-A	05/02/14 10:45	Solid	GC 46	05/06/14	05/06/14 20:25	140505B03

Parameter	Result	RL	DF	Qualifiers
C6	ND	5.0	1.00	
C7	ND	5.0	1.00	
C8	ND	5.0	1.00	
C9-C10	ND	5.0	1.00	
C11-C12	ND	5.0	1.00	
C13-C14	ND	5.0	1.00	
C15-C16	ND	5.0	1.00	
C17-C18	ND	5.0	1.00	
C19-C20	ND	5.0	1.00	
C21-C22	ND	5.0	1.00	
C23-C24	ND	5.0	1.00	
C25-C28	ND	5.0	1.00	
C29-C32	ND	5.0	1.00	
C33-C36	ND	5.0	1.00	
C37-C40	ND	5.0	1.00	
C41-C44	ND	5.0	1.00	
C6-C44 Total	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	77	61-145	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
 501 Park Center Drive  
 Santa Ana, CA 92705-3515

Date Received: 05/02/14  
 Work Order: 14-05-0210  
 Preparation: EPA 3550B  
 Method: EPA 8015B (M)  
 Units: mg/kg

Project: S2632

Page 4 of 8

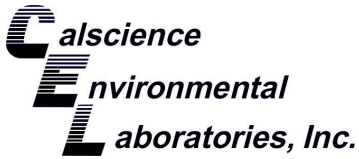
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B4-S	14-05-0210-7-A	05/02/14 13:36	Solid	GC 46	05/06/14	05/06/14 20:43	140505B03

Parameter	Result	RL	DF	Qualifiers
C6	ND	5.1	1.01	
C7	ND	5.1	1.01	
C8	ND	5.1	1.01	
C9-C10	ND	5.1	1.01	
C11-C12	ND	5.1	1.01	
C13-C14	ND	5.1	1.01	
C15-C16	ND	5.1	1.01	
C17-C18	ND	5.1	1.01	
C19-C20	ND	5.1	1.01	
C21-C22	ND	5.1	1.01	
C23-C24	ND	5.1	1.01	
C25-C28	ND	5.1	1.01	
C29-C32	ND	5.1	1.01	
C33-C36	ND	5.1	1.01	
C37-C40	ND	5.1	1.01	
C41-C44	ND	5.1	1.01	
C6-C44 Total	ND	5.1	1.01	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	76	61-145	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3550B  
Method: EPA 8015B (M)  
Units: mg/kg

Project: S2632

Page 5 of 8

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B5-S	14-05-0210-9-A	05/02/14 13:30	Solid	GC 46	05/06/14	05/06/14 21:01	140505B03

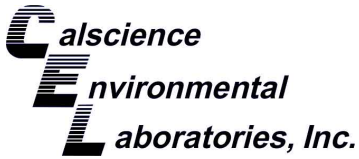
Parameter	Result	RL	DF	Qualifiers
C6	ND	5.1	1.01	
C7	ND	5.1	1.01	
C8	ND	5.1	1.01	
C9-C10	ND	5.1	1.01	
C11-C12	ND	5.1	1.01	
C13-C14	ND	5.1	1.01	
C15-C16	ND	5.1	1.01	
C17-C18	ND	5.1	1.01	
C19-C20	ND	5.1	1.01	
C21-C22	ND	5.1	1.01	
C23-C24	ND	5.1	1.01	
C25-C28	ND	5.1	1.01	
C29-C32	ND	5.1	1.01	
C33-C36	ND	5.1	1.01	
C37-C40	ND	5.1	1.01	
C41-C44	ND	5.1	1.01	
C6-C44 Total	ND	5.1	1.01	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	76	61-145	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.





## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3550B  
Method: EPA 8015B (M)  
Units: mg/kg

Project: S2632

Page 6 of 8

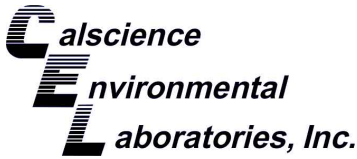
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B6-S	14-05-0210-11-A	05/02/14 16:35	Solid	GC 46	05/06/14	05/06/14 21:18	140505B03

Parameter	Result	RL	DF	Qualifiers
C6	ND	5.0	1.00	
C7	ND	5.0	1.00	
C8	ND	5.0	1.00	
C9-C10	ND	5.0	1.00	
C11-C12	ND	5.0	1.00	
C13-C14	ND	5.0	1.00	
C15-C16	ND	5.0	1.00	
C17-C18	ND	5.0	1.00	
C19-C20	ND	5.0	1.00	
C21-C22	ND	5.0	1.00	
C23-C24	ND	5.0	1.00	
C25-C28	ND	5.0	1.00	
C29-C32	ND	5.0	1.00	
C33-C36	ND	5.0	1.00	
C37-C40	ND	5.0	1.00	
C41-C44	ND	5.0	1.00	
C6-C44 Total	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	70	61-145	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
 501 Park Center Drive  
 Santa Ana, CA 92705-3515

Date Received: 05/02/14  
 Work Order: 14-05-0210  
 Preparation: EPA 3550B  
 Method: EPA 8015B (M)  
 Units: mg/kg

Project: S2632

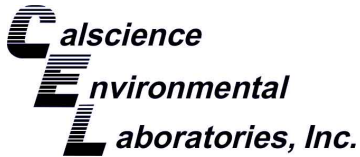
Page 7 of 8

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B7-S</b>	<b>14-05-0210-13-A</b>	<b>05/02/14 17:50</b>	<b>Solid</b>	<b>GC 46</b>	<b>05/06/14</b>	<b>05/06/14 21:34</b>	<b>140505B03</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
C6	ND	4.9	0.980	
C7	ND	4.9	0.980	
C8	ND	4.9	0.980	
C9-C10	ND	4.9	0.980	
C11-C12	ND	4.9	0.980	
C13-C14	ND	4.9	0.980	
C15-C16	ND	4.9	0.980	
C17-C18	ND	4.9	0.980	
C19-C20	ND	4.9	0.980	
C21-C22	ND	4.9	0.980	
C23-C24	ND	4.9	0.980	
C25-C28	ND	4.9	0.980	
C29-C32	ND	4.9	0.980	
C33-C36	ND	4.9	0.980	
C37-C40	ND	4.9	0.980	
C41-C44	ND	4.9	0.980	
C6-C44 Total	ND	4.9	0.980	
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>	
n-Octacosane	75	61-145		

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3550B  
Method: EPA 8015B (M)  
Units: mg/kg

Project: S2632

Page 8 of 8

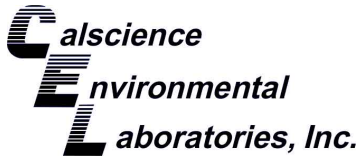
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-15-490-879	N/A	Solid	GC 46	05/06/14	05/06/14 18:38	140505B03

Parameter	Result	RL	DF	Qualifiers
C6	ND	5.0	1.00	
C7	ND	5.0	1.00	
C8	ND	5.0	1.00	
C9-C10	ND	5.0	1.00	
C11-C12	ND	5.0	1.00	
C13-C14	ND	5.0	1.00	
C15-C16	ND	5.0	1.00	
C17-C18	ND	5.0	1.00	
C19-C20	ND	5.0	1.00	
C21-C22	ND	5.0	1.00	
C23-C24	ND	5.0	1.00	
C25-C28	ND	5.0	1.00	
C29-C32	ND	5.0	1.00	
C33-C36	ND	5.0	1.00	
C37-C40	ND	5.0	1.00	
C41-C44	ND	5.0	1.00	
C6-C44 Total	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	65	61-145	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3510C  
Method: EPA 8015B (M)  
Units: ug/L

Project: S2632

Page 1 of 8

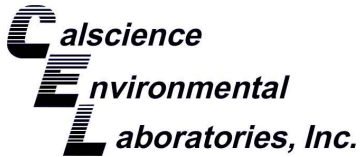
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B1-W	14-05-0210-2-D	05/02/14 09:15	Aqueous	GC 48	05/05/14	05/05/14 23:54	140505B14

Parameter	Result	RL	DF	Qualifiers
C6	ND	100	1.00	
C7	ND	100	1.00	
C8	ND	100	1.00	
C9-C10	ND	100	1.00	
C11-C12	ND	100	1.00	
C13-C14	ND	100	1.00	
C15-C16	ND	100	1.00	
C17-C18	ND	100	1.00	
C19-C20	ND	100	1.00	
C21-C22	ND	100	1.00	
C23-C24	ND	100	1.00	
C25-C28	ND	100	1.00	
C29-C32	ND	100	1.00	
C33-C36	ND	100	1.00	
C37-C40	ND	100	1.00	
C41-C44	ND	100	1.00	
C6-C44 Total	ND	100	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	83	68-140	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3510C  
Method: EPA 8015B (M)  
Units: ug/L

Project: S2632

Page 2 of 8

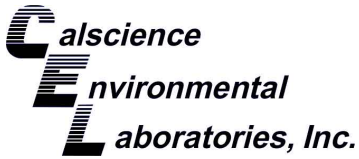
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B2-W	14-05-0210-4-D	05/02/14 11:46	Aqueous	GC 48	05/05/14	05/06/14 00:10	140505B14

Parameter	Result	RL	DF	Qualifiers
C6	ND	100	1.04	
C7	ND	100	1.04	
C8	ND	100	1.04	
C9-C10	ND	100	1.04	
C11-C12	ND	100	1.04	
C13-C14	ND	100	1.04	
C15-C16	ND	100	1.04	
C17-C18	ND	100	1.04	
C19-C20	ND	100	1.04	
C21-C22	ND	100	1.04	
C23-C24	ND	100	1.04	
C25-C28	ND	100	1.04	
C29-C32	ND	100	1.04	
C33-C36	ND	100	1.04	
C37-C40	ND	100	1.04	
C41-C44	ND	100	1.04	
C6-C44 Total	ND	100	1.04	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	97	68-140	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3510C  
Method: EPA 8015B (M)  
Units: ug/L

Project: S2632

Page 3 of 8

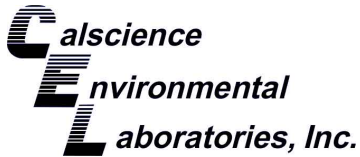
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B3-W	14-05-0210-6-D	05/02/14 11:07	Aqueous	GC 48	05/05/14	05/06/14 00:26	140505B14

Parameter	Result	RL	DF	Qualifiers
C6	ND	100	1.00	
C7	ND	100	1.00	
C8	ND	100	1.00	
C9-C10	ND	100	1.00	
C11-C12	ND	100	1.00	
C13-C14	ND	100	1.00	
C15-C16	ND	100	1.00	
C17-C18	ND	100	1.00	
C19-C20	ND	100	1.00	
C21-C22	ND	100	1.00	
C23-C24	ND	100	1.00	
C25-C28	ND	100	1.00	
C29-C32	ND	100	1.00	
C33-C36	ND	100	1.00	
C37-C40	ND	100	1.00	
C41-C44	ND	100	1.00	
C6-C44 Total	ND	100	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	111	68-140	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3510C  
Method: EPA 8015B (M)  
Units: ug/L

Project: S2632

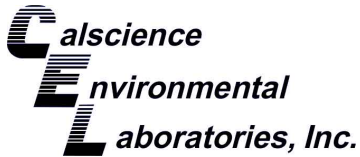
Page 4 of 8

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B4-W	14-05-0210-8-D	05/02/14 14:20	Aqueous	GC 48	05/05/14	05/06/14 00:41	140505B14

Parameter	Result	RL	DF	Qualifiers
C6	ND	100	1.00	
C7	ND	100	1.00	
C8	ND	100	1.00	
C9-C10	ND	100	1.00	
C11-C12	ND	100	1.00	
C13-C14	ND	100	1.00	
C15-C16	ND	100	1.00	
C17-C18	ND	100	1.00	
C19-C20	ND	100	1.00	
C21-C22	ND	100	1.00	
C23-C24	ND	100	1.00	
C25-C28	ND	100	1.00	
C29-C32	ND	100	1.00	
C33-C36	ND	100	1.00	
C37-C40	ND	100	1.00	
C41-C44	ND	100	1.00	
C6-C44 Total	ND	100	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	103	68-140	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3510C  
Method: EPA 8015B (M)  
Units: ug/L

Project: S2632

Page 5 of 8

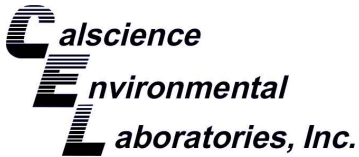
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B5-W	14-05-0210-10-D	05/02/14 14:46	Aqueous	GC 48	05/05/14	05/06/14 00:57	140505B14

Parameter	Result	RL	DF	Qualifiers
C6	ND	100	1.00	
C7	ND	100	1.00	
C8	ND	100	1.00	
C9-C10	ND	100	1.00	
C11-C12	ND	100	1.00	
C13-C14	ND	100	1.00	
C15-C16	ND	100	1.00	
C17-C18	ND	100	1.00	
C19-C20	ND	100	1.00	
C21-C22	ND	100	1.00	
C23-C24	ND	100	1.00	
C25-C28	ND	100	1.00	
C29-C32	ND	100	1.00	
C33-C36	ND	100	1.00	
C37-C40	ND	100	1.00	
C41-C44	ND	100	1.00	
C6-C44 Total	ND	100	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	92	68-140	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.





## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3510C  
Method: EPA 8015B (M)  
Units: ug/L

Project: S2632

Page 6 of 8

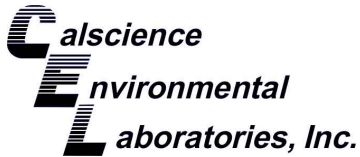
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B6-W	14-05-0210-12-D	05/02/14 17:50	Aqueous	GC 48	05/05/14	05/06/14 01:12	140505B14

Parameter	Result	RL	DF	Qualifiers
C6	ND	100	1.04	
C7	ND	100	1.04	
C8	ND	100	1.04	
C9-C10	ND	100	1.04	
C11-C12	ND	100	1.04	
C13-C14	ND	100	1.04	
C15-C16	ND	100	1.04	
C17-C18	ND	100	1.04	
C19-C20	ND	100	1.04	
C21-C22	ND	100	1.04	
C23-C24	ND	100	1.04	
C25-C28	ND	100	1.04	
C29-C32	ND	100	1.04	
C33-C36	ND	100	1.04	
C37-C40	ND	100	1.04	
C41-C44	ND	100	1.04	
C6-C44 Total	ND	100	1.04	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	107	68-140	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3510C  
Method: EPA 8015B (M)  
Units: ug/L

Project: S2632

Page 7 of 8

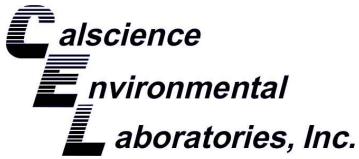
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B7-W	14-05-0210-14-D	05/02/14 18:05	Aqueous	GC 48	05/05/14	05/06/14 01:28	140505B14

Parameter	Result	RL	DF	Qualifiers
C6	ND	110	1.09	
C7	ND	110	1.09	
C8	ND	110	1.09	
C9-C10	ND	110	1.09	
C11-C12	ND	110	1.09	
C13-C14	ND	110	1.09	
C15-C16	ND	110	1.09	
C17-C18	ND	110	1.09	
C19-C20	ND	110	1.09	
C21-C22	ND	110	1.09	
C23-C24	ND	110	1.09	
C25-C28	ND	110	1.09	
C29-C32	ND	110	1.09	
C33-C36	ND	110	1.09	
C37-C40	ND	110	1.09	
C41-C44	ND	110	1.09	
C6-C44 Total	ND	110	1.09	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	93	68-140	

Return to Contents 

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3510C  
Method: EPA 8015B (M)  
Units: ug/L

Project: S2632

Page 8 of 8

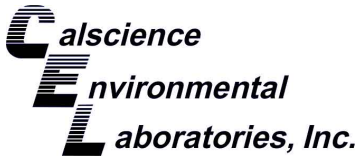
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-15-498-162	N/A	Aqueous	GC 48	05/05/14	05/05/14 23:08	140505B14

Parameter	Result	RL	DF	Qualifiers
C6	ND	100	1.00	
C7	ND	100	1.00	
C8	ND	100	1.00	
C9-C10	ND	100	1.00	
C11-C12	ND	100	1.00	
C13-C14	ND	100	1.00	
C15-C16	ND	100	1.00	
C17-C18	ND	100	1.00	
C19-C20	ND	100	1.00	
C21-C22	ND	100	1.00	
C23-C24	ND	100	1.00	
C25-C28	ND	100	1.00	
C29-C32	ND	100	1.00	
C33-C36	ND	100	1.00	
C37-C40	ND	100	1.00	
C41-C44	ND	100	1.00	
C6-C44 Total	ND	100	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	106	68-140	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/L

Project: S2632

Page 1 of 5

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B1-W</b>	<b>14-05-0210-2-A</b>	<b>05/02/14 09:15</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/05/14</b>	<b>05/06/14 01:21</b>	<b>140505L027</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	0.50	1.00	
Ethylbenzene	ND	1.0	1.00	
Toluene	ND	1.0	1.00	
p/m-Xylene	ND	1.0	1.00	
o-Xylene	ND	1.0	1.00	

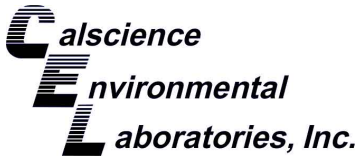
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	92	78-126	
1,2-Dichloroethane-d4	100	75-135	
Toluene-d8	100	80-120	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B2-W</b>	<b>14-05-0210-4-B</b>	<b>05/02/14 11:46</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/06/14</b>	<b>05/06/14 15:24</b>	<b>140506L004</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	0.50	1.00	
Ethylbenzene	ND	1.0	1.00	
Toluene	ND	1.0	1.00	
p/m-Xylene	ND	1.0	1.00	
o-Xylene	ND	1.0	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	96	80-120	
Dibromofluoromethane	86	78-126	
1,2-Dichloroethane-d4	98	75-135	
Toluene-d8	99	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/L

Project: S2632

Page 2 of 5

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B3-W</b>	<b>14-05-0210-6-B</b>	<b>05/02/14 11:07</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/06/14</b>	<b>05/06/14 15:51</b>	<b>140506L004</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	0.50	1.00	
Ethylbenzene	ND	1.0	1.00	
Toluene	ND	1.0	1.00	
p/m-Xylene	ND	1.0	1.00	
o-Xylene	ND	1.0	1.00	

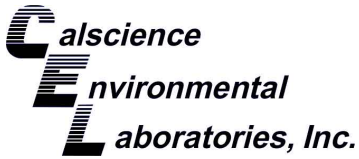
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	97	80-120	
Dibromofluoromethane	84	78-126	
1,2-Dichloroethane-d4	96	75-135	
Toluene-d8	101	80-120	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B4-W</b>	<b>14-05-0210-8-B</b>	<b>05/02/14 14:20</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/06/14</b>	<b>05/06/14 16:18</b>	<b>140506L004</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	0.50	1.00	
Ethylbenzene	ND	1.0	1.00	
Toluene	ND	1.0	1.00	
p/m-Xylene	ND	1.0	1.00	
o-Xylene	ND	1.0	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	96	80-120	
Dibromofluoromethane	88	78-126	
1,2-Dichloroethane-d4	102	75-135	
Toluene-d8	98	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/L

Project: S2632

Page 3 of 5

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B5-W</b>	<b>14-05-0210-10-B</b>	<b>05/02/14 14:46</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/06/14</b>	<b>05/06/14 16:46</b>	<b>140506L004</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	0.50	1.00	
Ethylbenzene	ND	1.0	1.00	
Toluene	ND	1.0	1.00	
p/m-Xylene	ND	1.0	1.00	
o-Xylene	ND	1.0	1.00	

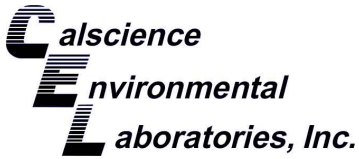
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	88	78-126	
1,2-Dichloroethane-d4	102	75-135	
Toluene-d8	99	80-120	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B6-W</b>	<b>14-05-0210-12-B</b>	<b>05/02/14 17:50</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/06/14</b>	<b>05/06/14 17:14</b>	<b>140506L004</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	0.50	1.00	
Ethylbenzene	ND	1.0	1.00	
Toluene	ND	1.0	1.00	
p/m-Xylene	ND	1.0	1.00	
o-Xylene	ND	1.0	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	95	80-120	
Dibromofluoromethane	78	78-126	
1,2-Dichloroethane-d4	97	75-135	
Toluene-d8	99	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/L

Project: S2632

Page 4 of 5

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B7-W</b>	<b>14-05-0210-14-B</b>	<b>05/02/14 18:05</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/06/14</b>	<b>05/06/14 17:41</b>	<b>140506L004</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	0.50	1.00	
Ethylbenzene	ND	1.0	1.00	
Toluene	ND	1.0	1.00	
p/m-Xylene	ND	1.0	1.00	
o-Xylene	ND	1.0	1.00	

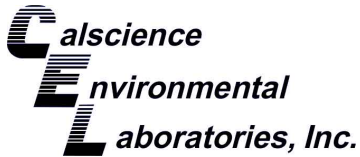
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	95	80-120	
Dibromofluoromethane	89	78-126	
1,2-Dichloroethane-d4	100	75-135	
Toluene-d8	99	80-120	

<b>Method Blank</b>	<b>099-14-001-13963</b>	<b>N/A</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/05/14</b>	<b>05/06/14 00:26</b>	<b>140505L027</b>
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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	0.50	1.00	
Ethylbenzene	ND	1.0	1.00	
Toluene	ND	1.0	1.00	
p/m-Xylene	ND	1.0	1.00	
o-Xylene	ND	1.0	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	100	80-120	
Dibromofluoromethane	89	78-126	
1,2-Dichloroethane-d4	97	75-135	
Toluene-d8	99	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/L

Project: S2632

Page 5 of 5

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>Method Blank</b>	<b>099-14-001-13961</b>	<b>N/A</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/06/14</b>	<b>05/06/14 11:28</b>	<b>140506L004</b>

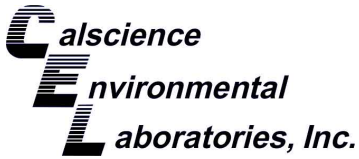
<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	0.50	1.00	
Ethylbenzene	ND	1.0	1.00	
Toluene	ND	1.0	1.00	
p/m-Xylene	ND	1.0	1.00	
o-Xylene	ND	1.0	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	96	80-120	
Dibromofluoromethane	89	78-126	
1,2-Dichloroethane-d4	96	75-135	
Toluene-d8	99	80-120	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.





## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/kg

Project: S2632

Page 1 of 4

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B1-S</b>	<b>14-05-0210-1-A</b>	<b>05/02/14 08:55</b>	<b>Solid</b>	<b>GC/MS Z</b>	<b>05/05/14</b>	<b>05/06/14 15:22</b>	<b>140506L005</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	5.1	1.00	
Ethylbenzene	ND	5.1	1.00	
Toluene	ND	5.1	1.00	
p/m-Xylene	ND	5.1	1.00	
o-Xylene	ND	5.1	1.00	

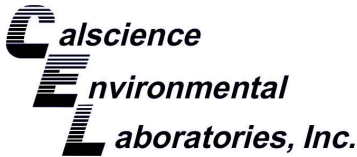
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	99	60-132	
Dibromofluoromethane	93	63-141	
1,2-Dichloroethane-d4	91	62-146	
Toluene-d8	100	80-120	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B2-S</b>	<b>14-05-0210-3-A</b>	<b>05/02/14 10:24</b>	<b>Solid</b>	<b>GC/MS Z</b>	<b>05/05/14</b>	<b>05/06/14 12:17</b>	<b>140506L005</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	101	60-132	
Dibromofluoromethane	96	63-141	
1,2-Dichloroethane-d4	100	62-146	
Toluene-d8	100	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/kg

Project: S2632

Page 2 of 4

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B3-S</b>	<b>14-05-0210-5-A</b>	<b>05/02/14 10:45</b>	<b>Solid</b>	<b>GC/MS Z</b>	<b>05/05/14</b>	<b>05/06/14 15:49</b>	<b>140506L005</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	5.1	1.00	
Ethylbenzene	ND	5.1	1.00	
Toluene	ND	5.1	1.00	
p/m-Xylene	ND	5.1	1.00	
o-Xylene	ND	5.1	1.00	

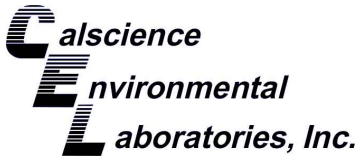
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	100	60-132	
Dibromofluoromethane	94	63-141	
1,2-Dichloroethane-d4	98	62-146	
Toluene-d8	100	80-120	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B4-S</b>	<b>14-05-0210-7-A</b>	<b>05/02/14 13:36</b>	<b>Solid</b>	<b>GC/MS Z</b>	<b>05/05/14</b>	<b>05/06/14 16:16</b>	<b>140506L005</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	103	60-132	
Dibromofluoromethane	102	63-141	
1,2-Dichloroethane-d4	104	62-146	
Toluene-d8	100	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/kg

Project: S2632

Page 3 of 4

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B5-S</b>	<b>14-05-0210-9-A</b>	<b>05/02/14 13:30</b>	<b>Solid</b>	<b>GC/MS Z</b>	<b>05/05/14</b>	<b>05/06/14 16:42</b>	<b>140506L005</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	5.1	1.00	
Ethylbenzene	ND	5.1	1.00	
Toluene	ND	5.1	1.00	
p/m-Xylene	ND	5.1	1.00	
o-Xylene	ND	5.1	1.00	

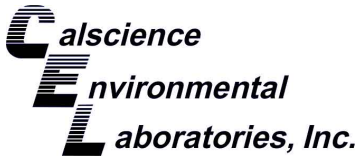
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	99	60-132	
Dibromofluoromethane	97	63-141	
1,2-Dichloroethane-d4	100	62-146	
Toluene-d8	100	80-120	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B6-S</b>	<b>14-05-0210-11-A</b>	<b>05/02/14 16:35</b>	<b>Solid</b>	<b>GC/MS Z</b>	<b>05/05/14</b>	<b>05/06/14 17:09</b>	<b>140506L005</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	97	60-132	
Dibromofluoromethane	93	63-141	
1,2-Dichloroethane-d4	98	62-146	
Toluene-d8	100	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Analytical Report

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/kg

Project: S2632

Page 4 of 4

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>B7-S</b>	<b>14-05-0210-13-A</b>	<b>05/02/14 17:50</b>	<b>Solid</b>	<b>GC/MS Z</b>	<b>05/05/14</b>	<b>05/06/14 17:35</b>	<b>140506L005</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	5.1	1.00	
Ethylbenzene	ND	5.1	1.00	
Toluene	ND	5.1	1.00	
p/m-Xylene	ND	5.1	1.00	
o-Xylene	ND	5.1	1.00	

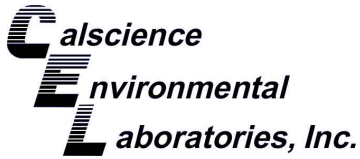
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	98	60-132	
Dibromofluoromethane	95	63-141	
1,2-Dichloroethane-d4	97	62-146	
Toluene-d8	101	80-120	

<b>Method Blank</b>	<b>099-12-796-8448</b>	<b>N/A</b>	<b>Solid</b>	<b>GC/MS Z</b>	<b>05/06/14</b>	<b>05/06/14 11:50</b>	<b>140506L005</b>
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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Benzene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	100	60-132	
Dibromofluoromethane	100	63-141	
1,2-Dichloroethane-d4	102	62-146	
Toluene-d8	101	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



## Quality Control - Spike/Spike Duplicate

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3550B  
Method: EPA 8015B (M)

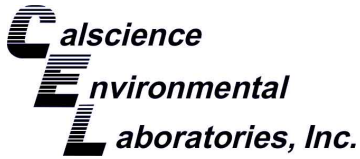
Project: S2632

Page 1 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
<b>B2-S</b>	<b>Sample</b>	<b>Solid</b>	<b>GC 46</b>	<b>05/06/14</b>	<b>05/06/14 20:07</b>	<b>140505S03</b>
<b>B2-S</b>	<b>Matrix Spike</b>	<b>Solid</b>	<b>GC 46</b>	<b>05/06/14</b>	<b>05/06/14 19:15</b>	<b>140505S03</b>
<b>B2-S</b>	<b>Matrix Spike Duplicate</b>	<b>Solid</b>	<b>GC 46</b>	<b>05/06/14</b>	<b>05/06/14 19:32</b>	<b>140505S03</b>

<u>Parameter</u>	<u>Sample Conc.</u>	<u>Spike Added</u>	<u>MS Conc.</u>	<u>MS %Rec.</u>	<u>MSD Conc.</u>	<u>MSD %Rec.</u>	<u>%Rec. CL</u>	<u>RPD</u>	<u>RPD CL</u>	<u>Qualifiers</u>
TPH as Diesel	ND	400.0	371.5	93	364.6	91	64-130	2	0-15	



## Quality Control - Spike/Spike Duplicate

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: S2632

Page 2 of 4

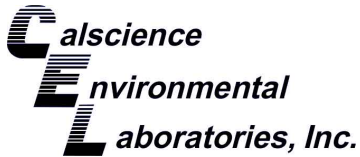
Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
<b>B1-W</b>	<b>Sample</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/05/14</b>	<b>05/06/14 01:21</b>	<b>140505S016</b>
<b>B1-W</b>	<b>Matrix Spike</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/05/14</b>	<b>05/06/14 01:48</b>	<b>140505S016</b>
<b>B1-W</b>	<b>Matrix Spike Duplicate</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/05/14</b>	<b>05/06/14 02:16</b>	<b>140505S016</b>

<u>Parameter</u>	<u>Sample Conc.</u>	<u>Spike Added</u>	<u>MS Conc.</u>	<u>MS %Rec.</u>	<u>MSD Conc.</u>	<u>MSD %Rec.</u>	<u>%Rec. CL</u>	<u>RPD</u>	<u>RPD CL</u>	<u>Qualifiers</u>
Benzene	ND	50.00	50.34	101	53.02	106	74-122	5	0-21	
Ethylbenzene	ND	50.00	50.23	100	52.44	105	77-125	4	0-24	
Toluene	ND	50.00	49.51	99	50.89	102	72-126	3	0-23	
p/m-Xylene	ND	100.0	103.4	103	106.3	106	63-129	3	0-25	
o-Xylene	ND	50.00	53.23	106	54.97	110	62-128	3	0-24	

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits



## Quality Control - Spike/Spike Duplicate

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: S2632

Page 3 of 4

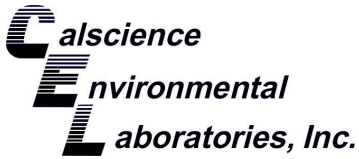
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14-05-0223-2	Sample	Aqueous	GC/MS CC	05/06/14	05/06/14 12:41	140506S013
14-05-0223-2	Matrix Spike	Aqueous	GC/MS CC	05/06/14	05/06/14 13:08	140506S013
14-05-0223-2	Matrix Spike Duplicate	Aqueous	GC/MS CC	05/06/14	05/06/14 13:35	140506S013

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Benzene	ND	50.00	51.82	104	54.28	109	74-122	5	0-21	
Ethylbenzene	ND	50.00	52.88	106	54.45	109	77-125	3	0-24	
Toluene	ND	50.00	52.58	105	54.09	108	72-126	3	0-23	
p/m-Xylene	ND	100.0	107.9	108	110.9	111	63-129	3	0-25	
o-Xylene	ND	50.00	55.21	110	57.29	115	62-128	4	0-24	

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits



Quality Control - Spike/Spike Duplicate

Environmental Engineering & Contracting, Inc.  
 501 Park Center Drive  
 Santa Ana, CA 92705-3515

Date Received: 05/02/14  
 Work Order: 14-05-0210  
 Preparation: EPA 5030C  
 Method: EPA 8260B

Project: S2632

Page 4 of 4

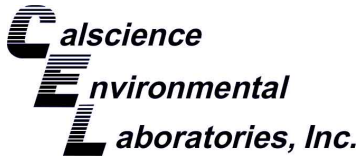
Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
B2-S	Sample	Solid	GC/MS Z	05/05/14	05/06/14 12:17	140506S004
B2-S	Matrix Spike	Solid	GC/MS Z	05/05/14	05/06/14 13:10	140506S004
B2-S	Matrix Spike Duplicate	Solid	GC/MS Z	05/05/14	05/06/14 13:36	140506S004

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Benzene	ND	50.00	44.78	90	43.46	87	61-127	3	0-20	
Ethylbenzene	ND	50.00	46.53	93	45.39	91	57-129	2	0-22	
Toluene	ND	50.00	45.67	91	44.79	90	63-123	2	0-20	
p/m-Xylene	ND	100.0	92.39	92	91.25	91	70-130	1	0-30	
o-Xylene	ND	50.00	48.69	97	48.06	96	70-130	1	0-30	

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits





## Quality Control - LCS

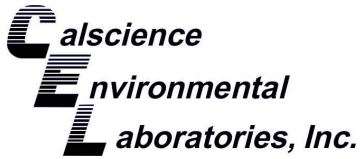
Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3550B  
Method: EPA 8015B (M)

Project: S2632

Page 1 of 5

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
<b>099-15-490-879</b>	<b>LCS</b>	<b>Solid</b>	<b>GC 46</b>	<b>05/06/14</b>	<b>05/06/14 18:57</b>	<b>140505B03</b>
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>Qualifiers</u>
TPH as Diesel		400.0	377.4	94	75-123	



## Quality Control - LCS/LCSD

Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

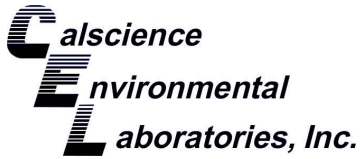
Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 3510C  
Method: EPA 8015B (M)

Project: S2632

Page 2 of 5

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number			
099-15-498-162	LCS	Aqueous	GC 48	05/05/14	05/05/14 23:23	140505B14			
099-15-498-162	LCSD	Aqueous	GC 48	05/05/14	05/05/14 23:39	140505B14			
Parameter	Spike Added	LCS Conc.	LCS %Rec.	LCSD Conc.	LCSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Diesel	4000	3755	94	3812	95	75-117	1	0-13	

RPD: Relative Percent Difference. CL: Control Limits



## Quality Control - LCS

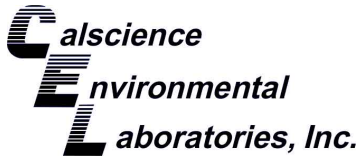
Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: S2632

Page 3 of 5

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
<b>099-14-001-13963</b>	<b>LCS</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/05/14</b>	<b>05/05/14 23:31</b>	<b>140505L027</b>
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>Qualifiers</u>
Benzene		50.00	53.84	108	80-120	
Ethylbenzene		50.00	53.75	108	80-123	
Toluene		50.00	53.14	106	80-120	
p/m-Xylene		100.0	109.5	110	75-123	
o-Xylene		50.00	55.49	111	74-122	



## Quality Control - LCS

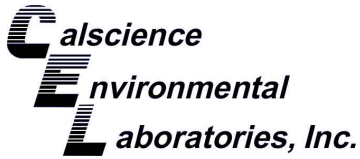
Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: S2632

Page 4 of 5

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
<b>099-14-001-13961</b>	<b>LCS</b>	<b>Aqueous</b>	<b>GC/MS CC</b>	<b>05/06/14</b>	<b>05/06/14 09:52</b>	<b>140506L004</b>
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>Qualifiers</u>
Benzene		50.00	53.02	106	80-120	
Ethylbenzene		50.00	54.01	108	80-123	
Toluene		50.00	54.18	108	80-120	
p/m-Xylene		100.0	110.7	111	75-123	
o-Xylene		50.00	56.65	113	74-122	



## Quality Control - LCS

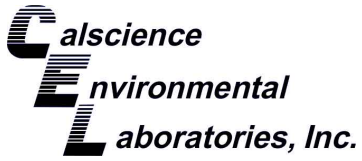
Environmental Engineering & Contracting, Inc.  
501 Park Center Drive  
Santa Ana, CA 92705-3515

Date Received: 05/02/14  
Work Order: 14-05-0210  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: S2632

Page 5 of 5

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
<b>099-12-796-8448</b>	<b>LCS</b>	<b>Solid</b>	<b>GC/MS Z</b>	<b>05/06/14</b>	<b>05/06/14 10:30</b>	<b>140506L005</b>
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>Qualifiers</u>
Benzene		50.00	51.94	104	78-120	
Ethylbenzene		50.00	54.71	109	76-120	
Toluene		50.00	53.46	107	77-120	
p/m-Xylene		100.0	109.5	110	75-125	
o-Xylene		50.00	57.54	115	75-125	



## Sample Analysis Summary Report

Work Order: 14-05-0210

Page 1 of 1

<u>Method</u>	<u>Extraction</u>	<u>Chemist ID</u>	<u>Instrument</u>	<u>Analytical Location</u>
EPA 8015B (M)	EPA 3510C	847	GC 48	1
EPA 8015B (M)	EPA 3550B	847	GC 46	1
EPA 8260B	EPA 5030C	626	GC/MS CC	2
EPA 8260B	EPA 5030C	796	GC/MS Z	2



Return to Contents

Location 1: 7440 Lincoln Way, Garden Grove, CA 92841

Location 2: 7445 Lampson Avenue, Garden Grove, CA 92841

## Glossary of Terms and Qualifiers

Work Order: 14-05-0210

Page 1 of 1

<u>Qualifiers</u>	<u>Definition</u>
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution. Therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to suspected matrix interference. The associated LCS recovery was in control.
4	The MS/MSD RPD was out of control due to suspected matrix interference.
5	The PDS/PDSO or PES/PESO associated with this batch of samples was out of control due to suspected matrix interference.
6	Surrogate recovery below the acceptance limit.
7	Surrogate recovery above the acceptance limit.
B	Analyte was present in the associated method blank.
BU	Sample analyzed after holding time expired.
BV	Sample received after holding time expired.
E	Concentration exceeds the calibration range.
ET	Sample was extracted past end of recommended max. holding time.
HD	The chromatographic pattern was inconsistent with the profile of the reference fuel standard.
HDH	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons were also present (or detected).
HDL	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but lighter hydrocarbons were also present (or detected).
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
JA	Analyte positively identified but quantitation is an estimate.
ME	LCS Recovery Percentage is within Marginal Exceedance (ME) Control Limit range (+/- 4 SD from the mean).
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
SG	The sample extract was subjected to Silica Gel treatment prior to analysis.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.
	Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are reported on a wet weight basis.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of  $\leq 15$  minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

A calculated total result (Example: Total Pesticides) is the summation of each component concentration and/or, if "J" flags are reported, estimated concentration. Component concentrations showing not detected (ND) are summed into the calculated total result as zero concentrations.





WO # / LAB USE ONLY  
14-05-0210

LABORATORY CLIENT:  
**ENVIRONMENTAL ENGINEERING & CONTRACTING, INC.**  
 ADDRESS: 501 Parkcenter Drive  
 CITY: San Jose, CA STATE: CA ZIP: 95128  
 TEL: 714-667-2300 E-MAIL: BJZKO@ecconid.com

CLIENT PROJECT NAME / NUMBER:  
S-2632  
 PROJECT CONTACT:  
Mark Zeko

P.O. NO.: S-2632  
 SAMPLER(S) (PRINT):  
ERIC P. CLARK  
MIKE ZEKO

TURNAROUND TIME (Rush surcharges may apply to any TAT not "STANDARD"):  
 SAME DAY  24 HR  48 HR  72 HR  STANDARD  
 COELT EDF GLOBAL ID

**REQUESTED ANALYSES**  
 Please check box or fill in blank as needed.

Cr(VI)  7196  7199  218.6  
 T22 Metals  6010/747X  6020/747X  
 PAHs  8270  8270 SIM  
 PCBs (8082)  
 Pesticides (8081)  
 SVOCs (8270)  
 Prep (5035)  En Core  Terra Core  
 Oxygenates (8260)  
 VOCs (8260)  
 BTEX / MTBE  2260

LAB USE ONLY	SAMPLE ID	SAMPLING		MATRIX	NO. OF CONT.	LOG CODE		
		DATE	TIME			Unpreserved	Preserved	Field Filtered
11	B6-S	5/2/14	1635	S	1			
12	B6-W	5/2/14	1750	W	4			
13	B7-S	5/2/14	1750	S	1			
14	B7-W	5/2/14	1805	W	4			
<i>Eric P. Clark</i>								
<u>5/2/14</u>								

TPH  C6-C36  C6-C44  C6-C44  
 TPH(g)  GRO  
 TPH(d)  DRO  
 TPB  2260

Requested Analyzes:  
 VOCs (8260)   
 Oxygenates (8260)   
 Prep (5035)  En Core  Terra Core  
 SVOCs (8270)   
 Pesticides (8081)   
 PCBs (8082)   
 PAHs  8270  8270 SIM  
 T22 Metals  6010/747X  6020/747X  
 Cr(VI)  7196  7199  218.6

Relinquished by: (Signature)  
Eric P. Clark Date: 5/2/14 Time: 20:40  
 Relinquished by: (Signature)  
 Received by: (Signature/Affiliation)  
CPZ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
 Relinquished by: (Signature)  
 Received by: (Signature/Affiliation)  
 Date: \_\_\_\_\_ Time: \_\_\_\_\_

WORK ORDER #: **14-05-**0210

**SAMPLE RECEIPT FORM**

Cooler 1 of 1

CLIENT: EEC

DATE: 05/2/14

**TEMPERATURE:** Thermometer ID: SC2 (Criteria: 0.0°C – 6.0°C, not frozen except sediment/tissue)

Temperature 3.4 °C - 0.3°C (CF) = 3.1 °C     Blank     Sample

Sample(s) outside temperature criteria (PM/APM contacted by: \_\_\_\_\_)

Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling.

Received at ambient temperature, placed on ice for transport by Courier.

Ambient Temperature:     Air     Filter    Checked by: 739

**CUSTODY SEALS INTACT:**

Cooler     \_\_\_\_\_     No (Not Intact)     Not Present     N/A    Checked by: 739

Sample     \_\_\_\_\_     No (Not Intact)     Not Present    Checked by: \_\_\_\_\_

<b>SAMPLE CONDITION:</b>	Yes	No	N/A
Chain-Of-Custody (COC) document(s) received with samples.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COC document(s) received complete.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Collection date/time, matrix, and/or # of containers logged in based on sample labels.			
<input type="checkbox"/> No analysis requested. <input type="checkbox"/> Not relinquished. <input type="checkbox"/> No date/time relinquished.			
Sampler's name indicated on COC.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container label(s) consistent with COC.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample container(s) intact and good condition.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper containers and sufficient volume for analyses requested.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Analyses received within holding time.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aqueous samples received within 15-minute holding time			
<input type="checkbox"/> pH <input type="checkbox"/> Residual Chlorine <input type="checkbox"/> Dissolved Sulfides <input type="checkbox"/> Dissolved Oxygen..... <input type="checkbox"/>			
Proper preservation noted on COC or sample container.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Unpreserved vials received for Volatiles analysis			
Volatile analysis container(s) free of headspace.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tedlar bag(s) free of condensation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**CONTAINER TYPE:**

**Solid:**  4ozCGJ     8ozCGJ     16ozCGJ     Sleeve (\_\_\_\_)     EnCores®     TerraCores®     \_\_\_\_\_

**Aqueous:**  VOA     VOAh     VOAna<sub>2</sub>     125AGB     125AGBh     125AGBp     1AGB     1AGBna<sub>2</sub>     1AGBs

500AGB     500AGJ     500AGJs     250AGB     250CGB     250CGBs     1PB     1PBna     500PB

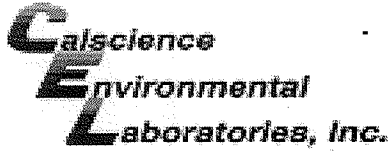
250PB     250PBn     125PB     125PBz<sub>nna</sub>     100PJ     100PJna<sub>2</sub>     \_\_\_\_\_     \_\_\_\_\_     \_\_\_\_\_

**Air:**  Tedlar®     Canister    **Other:**  \_\_\_\_\_    **Trip Blank Lot#:** \_\_\_\_\_    **Labeled/Checked by:** 862

**Container:** C: Clear A: Amber P: Plastic G: Glass J: Jar B: Bottle Z: Ziploc/Resealable Bag E: Envelope    **Reviewed by:** 778

**Preservative:** h: HCL n: HNO<sub>3</sub> na<sub>2</sub>: Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub> na: NaOH p: H<sub>3</sub>PO<sub>4</sub> s: H<sub>2</sub>SO<sub>4</sub> u: Ultra-pure z<sub>nna</sub>: ZnAc<sub>2</sub>+NaOH f: Filtered    **Scanned by:** 778

Return to Contents



WORK ORDER #: 14-05-0210

# SAMPLE ANOMALY FORM

**SAMPLES - CONTAINERS & LABELS:**

**Comments:**

- Sample(s) NOT RECEIVED but listed on COC
- Sample(s) received but NOT LISTED on COC
- Holding time expired – list sample ID(s) and test
- Insufficient quantities for analysis – list test
- Improper container(s) used – list test
- Improper preservative used – list test
- No preservative noted on COC or label – list test & notify lab
- Sample labels illegible – note test/container type
- Sample label(s) do not match COC – Note in comments
  - Sample ID
  - Date and/or Time Collected
  - Project Information
  - # of Container(s)
  - Analysis
- Sample container(s) compromised – Note in comments
  - Water present in sample container
  - Broken
- Sample container(s) not labeled
- Air sample container(s) compromised – Note in comments
  - Flat
  - Very low in volume
  - Leaking (Not transferred - duplicate bag submitted)
  - Leaking (transferred into Calscience Tedlar® Bag\*)
  - Leaking (transferred into Client's Tedlar® Bag\*)
- Other: \_\_\_\_\_

*(-3) collection time per label is 10:45*

**HEADSPACE – Containers with Bubble > 6mm or 1/4 inch:**

Sample #	Container ID(s)	# of Vials Received	Sample #	Container ID(s)	# of Vials Received	Sample #	Container ID(s)	# of Cont. received	Analysis

Comments: \_\_\_\_\_

\*Transferred at Client's request.

Initial / Date: *JK* 205/3/14

