The City of San Diego

PRIORITY DEVELOPMENT PROJECT (PDP) STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR

3774 5th Ave.
Insert Permit Application Numbers
Drawing Number (If Applicable) & Internal Order Number (If Applicable)

ENGINEER OF WORK:

Frank Larocca PE C75121
Provide Wet Signature and Stamp Above Line

PREPARED FOR:
Kalonymus Development Partners
3774 5th Ave.
San Diego, 902103
Insert Telephone Number

PREPARED BY:

Labib Funk & Associates
319 Main St.
El Segundo, CA , 90245
(213)239-3922

DATE:
August 11, 2022

Approved by: City of San Diego Date

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Project Name: 3774 5th Ave.

TABLE OF CONTENTS

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

ACRONYMS

APN	Assessor's Parcel Number
ASBS	Area of Special Biological Significance
BMP	Best Management Practice
CEQA	California Environmental Quality Act
CGP	Construction General Permit
DCV	Design Capture Volume
DMA	Drainage Management Areas
ESA	Environmentally Sensitive Area
GLU	Geomorphic Landscape Unit
GW	Ground Water
HMP	Hydromodification Management Plan
HSG	Hydrologic Soil Group
HU	Harvest and Use
INF	Infiltration
LID	Low Impact Development
LUP	Linear Underground/Overhead Projects
MS4	Municipal Separate Storm Sewer System
N/A	Not Applicable
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
PDP	Priority Development Project
PE	Professional Engineer
POC	Pollutant of Concern
SC	Source Control
SD	Site Design
SDRWQCB	San Diego Regional Water Quality Control Board
SIC	Standard Industrial Classification
SWPPP	Stormwater Pollutant Protection Plan
SWQMP	Storm Water Quality Management Plan
TMDL	Total Maximum Daily Load
WMAA	Watershed Management Area Analysis
WPCP	Water Pollution Control Program
WQIP	Water Quality Improvement Plan

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

CERTIFICATION PAGE

Project Name: 3774 5th Ave.
Permit Application Number: Insert Permit Application Number

I hereby declare that I am the Engineer in Responsible Charge of design of storm water BMPs for this project, and that I have exercised responsible charge over the design of the project as defined in Section 6703 of the Business and Professions Code, and that the design is consistent with the requirements of the Storm Water Standards, which is based on the requirements of SDRWQCB Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100 (MS4 Permit).

I have read and understand that the City Engineer has adopted minimum requirements for managing urban runoff, including storm water, from land development activities, as described in the Storm Water Standards. I certify that this PDP SWQMP has been completed to the best of my ability and accurately reflects the project being proposed and the applicable source control and site design BMPs proposed to minimize the potentially negative impacts of this project's land development activities on water quality. I understand and acknowledge that the plan check review of this PDP SWQMP by the City Engineer is confined to a review and does not relieve me, as the Engineer in Responsible Charge of design of storm water BMPs for this project, of my responsibilities for project design.

Engineer of Work's Signature, PE Number & Expiration Date

Frank LaRocca
Print Name

Labib Funk & Associates
Company

August 11, 2022
Date

Engineer's Stamp

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Project Name: 3774 5th Ave.

SUBMITTAL RECORD

Use this Table to keep a record of submittals of this PDP SWQMP. Each time the PDP SWQMP is re-submitted, provide the date and status of the project. In last column indicate changes that have been made or indicate if response to plancheck comments is included. When applicable, insert response to plancheck comments.

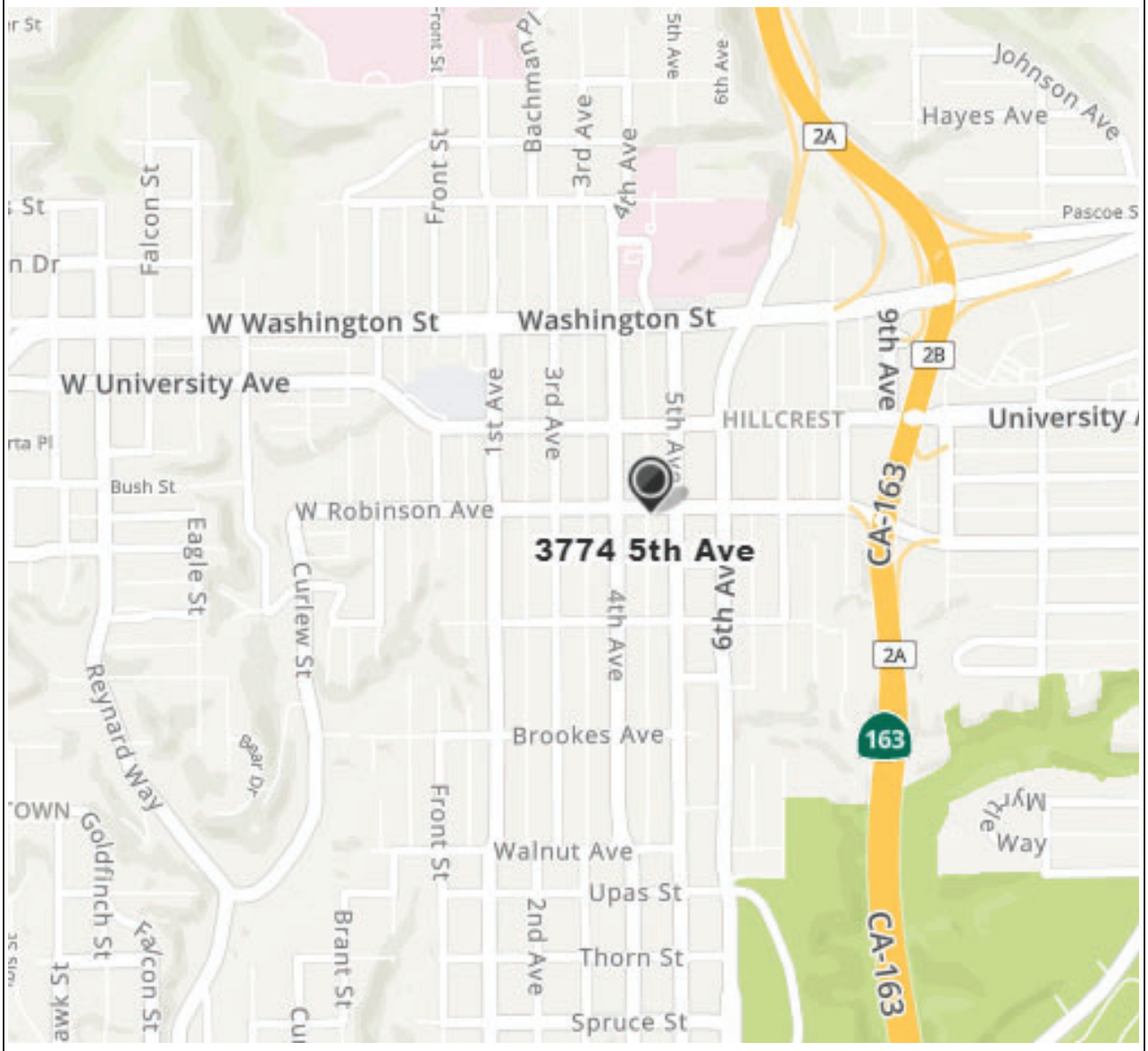
Submittal Number	Date	Project Status	Changes
1	12/17/21	◉ Preliminary Design/Planning/CEQA ○ Final Design	Initial Submittal
2	Enter a date.	○ Preliminary Design/Planning/CEQA ◉ Final Design	Click here to enter text.
3	Enter a date.	○ Preliminary Design/Planning/CEQA ◉ Final Design	Click here to enter text.
4	Enter a date.	○ Preliminary Design/Planning/CEQA ◉ Final Design	Click here to enter text.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Project Name: **3774 5th Ave.**

PROJECT VICINITY MAP

Project Name: 3774 5th Ave.
Permit Application Number: Insert Application Number.



THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Project Name: 3774 5th Ave.

THE CITY OF SAN DIEGO	City of San Diego **Development Services** 1222 First Ave., MD-302 San Diego, CA 92101 (619) 446-5000	**Storm Water Requirements Applicability Checklist**	FORM **DS-560** February 2016

Project Address:	Project Number *(for the City Use Only)*:
3774 5th Ave, San Diego, CA, 92103	Click here to enter project number

SECTION 1. Construction Storm Water BMP Requirements:

All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP)[1], which is administrated by the State Water Resources Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with construction activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)

   ○ Yes; SWPPP required, skip questions 2-4 ◉ No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?

   ◉ Yes; WPCP required, skip questions 3-4 ○ No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (projects such as pipeline/utility replacement)

   ○ Yes; WPCP required, skip questions 4 ◉ No; next question

4. Does the project only include the following Permit types listed below?
   - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
   - Individual Right of Way Permits that exclusively include one of the following activities and associated curb/ sidewalk repair: water services, sewer lateral, storm drain lateral, or dry utility service.
   - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, curb and gutter replacement, and retaining wall encroachments.

   ☐ Yes; no document required

Check one of the boxes to the right, and continue to PART B:

☐ If you checked "Yes" for question 1,
a SWPPP is REQUIRED. Continue to PART B

X If you checked "No" for question 1, and checked "Yes" for question 2 or 3,
a WPCP is REQUIRED. If the project processes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to PART B.**

☐ If you checked "No" for all question 1-3, and checked "Yes" for question 4
PART B **does not apply and no document is required. Continue to Section 2.**

More information on the City's construction BMP requirements as well as CGP requirements can be found at:
www.sandiego.gov/stormwater/regulations/swguide/constructing.shtml

Project Name: 3774 5th Ave.

PART B: Determine Construction Site Priority.

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk. Determination approach of the Stat e Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2

1. ☐ ASBS

a. Projects located in the ASBS watershed. A map of the ASBS watershed can he found here https://www.waterboards.ca.gov/water_issues/programs/ocean/asbs_map.shtml

2. ☐ High Priority

a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.

b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.

3. ☐ Medium Priority

a. Projects 1 acre or more but not subject to an ASBS or high priority designation.

b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.

4. ✓ Low Priority

a. Projects not subject to ASBS, high or medium priority designation.

SECTION 2. Permanent Storm Water BMP Requirements.

Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.

Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1.	Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?	○ Yes ◉ No
2.	Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?	○ Yes ◉ No
3.	Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	○ Yes ◉ No

Project Name: 3774 5th Ave.

PART D: PDP Exempt Requirements.

PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:

   • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
   • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
   • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?

   ○ Yes; PDP exempt requirements apply ◉ No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?

   ○ Yes; PDP exempt requirements apply ◉ No; PDP not exempt. PDP requirements apply.

PART E: Determine if Project is a Priority Development Project (PDP). Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".
If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Project".

1.	**New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.	○ Yes ◉ No
2.	**Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.	◉ Yes ○ No
3.	**New development or redevelopment of a restaurant.** Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface.	○ Yes ◉ No
4.	**New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater.	○ Yes ◉ No

Project Name: 3774 5th Ave.

5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).**	○ Yes ◉ No
6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).	○ Yes ◉ No
7. **New development or redevelopment discharging directly to an Environmentally Sensitive Area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging- directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).	○ Yes ◉ No
8. **New development or redevelopment projects of a retail gasoline outlet that creates and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic of 100 or more vehicles per day.	○ Yes ◉ No
9. **New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.	○ Yes ◉ No
10. **Other Pollutant Generating Project.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces.	○ Yes ◉ No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is **NOT SUBJECT TO STORM WATER REQUIREMENTS**.	☐
2. The project is a **STANDARD PROJECT**. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.	☐
3. The project is **PDP EXEMPT**. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.	☐
4. The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires hydromodification management.	☐

Name of Owner or Agent *(Please Print):* Click here to enter name.	Title: Click here to enter title
Signature:	Date: August 11, 2022

Project Name: 3774 5th Ave.

Applicability of Permanent, Post-Construction Storm Water BMP Requirements (Storm Water Intake Form for all Development Permit Applications)	**Form I-1**

Project Identification	
Project Name: 3774 5th Ave.	
Permit Application Number: Insert Application Number.	Date: 8/11/22

Determination of Requirements

The purpose of this form is to identify permanent, post-construction requirements that apply to the project. This form serves as a short summary of applicable requirements, in some cases referencing separate forms that will serve as the backup for the determination of requirements.

Answer each step below, starting with Step 1 and progressing through each step until reaching "Stop". Refer to Part 1 of Storm Water Standards sections and/or separate forms referenced in each step below.

Step	Answer	Progression
Step 1: Is the project a "development project"? See Section 1.3 of the BMP Design Manual (Part 1 of Storm Water Standards) for guidance.	◉ Yes	Go to Step 2.
	○ No	Stop. Permanent BMP requirements do not apply. No SWQMP will be required. Provide discussion below.
Discussion / justification if the project is not a "development project" (e.g., the project includes only interior remodels within an existing building): Click or tap here to enter text.		
Step 2: Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions? To answer this item, see Section 1.4 of the BMP Design Manual (Part 1 of Storm Water Standards) in its entirety for guidance, AND complete Storm Water Requirements Applicability Checklist.	○ Standard Project	Stop. Standard Project requirements apply.
	◉ PDP	PDP requirements apply, including PDP SWQMP. Go to Step 3.
	○ PDP Exempt	Stop. Standard Project requirements apply. Provide discussion and list any additional requirements below.

Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:

Click or tap here to enter text.

Project Name: 3774 5th Ave.

Form I-1 Page 2		
Step	Answer	Progression
Step 3. Is the project subject to earlier PDP requirements due to a prior lawful approval? See Section 1.10 of the BMP Design Manual (Part 1 of Storm Water Standards) for guidance.	○ Yes	Consult the City Engineer to determine requirements. Provide discussion and identify requirements below. Go to Step 4.
	◉ No	BMP Design Manual PDP requirements apply. Go to Step 4.
Discussion / justification of prior lawful approval, and identify requirements (not required if prior lawful approval does not apply): Click or tap here to enter text.		
Step 4. Do hydromodification control requirements apply? See Section 1.6 of the BMP Design Manual (Part 1 of Storm Water Standards) for guidance.	○ Yes	PDP structural BMPs required for pollutant control (Chapter 5) and hydromodification control (Chapter 6). Go to Step 5.
	◉ No	Stop. PDP structural BMPs required for pollutant control (Chapter 5) only. Provide brief discussion of exemption to hydromodification control below.
Discussion / justification if hydromodification control requirements do not apply: Existing underground storm drains discharging directly to San Diego Bay.		
Step 5. Does protection of critical coarse sediment yield areas apply? See Section 6.2 of the BMP Design Manual (Part 1 of Storm Water Standards) for guidance.	○ Yes	Management measures required for protection of critical coarse sediment yield areas (Chapter 6.2). Stop.
	◉ No	Management measures not required for protection of critical coarse sediment yield areas. Provide brief discussion below. Stop.

Discussion / justification if protection of critical coarse sediment yield areas does not apply:
There are no CCYSAs onsite or upstream and draining through the proposed project site. Therefore, protection of CCSYAs does not apply.

Project Name: 3774 5th Ave.

Site Information Checklist For PDPs	Form I-3B
Project Summary Information	
Project Name	3774 5th Ave.
Project Address	3774 5th Ave., San Diego, 92103
Assessor's Parcel Number(s) (APN(s))	452-056-13-00 & 452-056-14-00
Permit Application Number	Click here to enter text.
Project Watershed	Select One: ○ San Dieguito River ○ Penasquitos ○ Mission Bay ○ San Diego River ◉ San Diego Bay ○ Tijuana River
Hydrologic subarea name with Numeric Identifier up to two decimal paces (9XX.XX)	908.21
Project Area (total area of Assessor's Parcel(s) associated with the project or total area of the right-of-	0.31 Acres ([SQFT] Square Feet)
Area to be disturbed by the project (Project Footprint)	0.31 Acres (13,601 Square Feet)
Project Proposed Impervious Area (subset of Project Footprint)	0.27 Acres (11,679 Square Feet)
Project Proposed Pervious Area (subset of Project Footprint)	.04 Acres (1,922 Square Feet)
Note: Proposed Impervious Area + Proposed Pervious Area = Area to be Disturbed by the Project. This may be less than the Project Area.	
The proposed increase or decrease in impervious area in the proposed condition as compared to the pre-project condition.	Decrease 14.0 %

Form I-3B Page 2 of 11
Description of Existing Site Condition and Drainage Patterns
Current Status of the Site (select all that apply): ✓ Existing development ☐ Previously graded but not built out ☐ Agricultural or other non-impervious use ☐ Vacant, undeveloped/natural Description / Additional Information: Click or tap here to enter text.
Existing Land Cover Includes (select all that apply): ✓ Vegetative Cover ☐ Non-Vegetated Pervious Areas ✓ Impervious Areas Description / Additional Information: Click or tap here to enter text.
Underlying Soil belongs to Hydrologic Soil Group (select all that apply): ☐ NRCS Type A ☐ NRCS Type B ☐ NRCS Type C ✓ NRCS Type D
Approximate Depth to Groundwater (GW): ○ GW Depth < 5 feet ○ 5 feet < GW Depth < 10 feet ○ 10 feet < GW Depth < 20 feet ◉ GW Depth > 20 feet
Existing Natural Hydrologic Features (select all that apply): ☐ Watercourses ☐ Seeps ☐ Springs ☐ Wetlands ✓ None Description / Additional Information: Click or tap here to enter text.

Form I-3B Page 3 of 11
Description of Existing Site Topography and Drainage:
How is storm water runoff conveyed from the site? At a minimum, this description should answer: 1. Whether existing drainage conveyance is natural or urban; 2. If runoff from offsite is conveyed through the site? If yes, quantification of all offsite drainage areas, design flows, and locations where offsite flows enter the project site and summarize how such flows are conveyed through the site; 3. Provide details regarding existing project site drainage conveyance network, including storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, and natural and constructed channels; 4. Identify all discharge locations from the existing project along with a summary of the conveyance system size and capacity for each of the discharge locations. Provide summary of the pre-project drainage areas and design flows to each of the existing runoff discharge locations.
Description / Additional Information:

Water from the project site conveyance is urban. No runoff from offsite conveyed through the site. The existing site contains two, two story commercial buildings and one one story building with asphalt pavement covering the extents of the lot. Water sheet flows across the site to the City Storm drain. The proposed building extends to the property line, conveyed to a drywell in the basement. Overflow is discharged to 5th Ave before collected in the municipal conveyance system by means of a catch basin located in 5th Ave & Brooks Ave.

Form I-3B Page 4 of 11
Description of Proposed Site Development and Drainage Patterns
Project Description / Proposed Land Use and/or Activities: The proposed site includes a new 7 story residential and commercial building above 1 level of subterranean parking.
List/describe proposed impervious features of the project (e.g., buildings, roadways, parking lots, courtyards, athletic courts, other impervious features): Roof, building, pavement
List/describe proposed pervious features of the project (e.g., landscape areas): Landscape planters at various roof decks.
Does the project include grading and changes to site topography? ◉ Yes ○ No Description / Additional Information: The site consists of existing building structures which will be demolished. Subsequently the site will be graded which will involve remedial grading, cut & fill.

Form I-3B Page 5 of 11

Does the project include changes to site drainage (e.g., installation of new storm water conveyance systems)?

- (●) Yes
- ( ) No

If yes, provide details regarding the proposed project site drainage conveyance network, including storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, natural and constructed channels, and the method for conveying offsite flows through or around the proposed project site. Identify all discharge locations from the proposed project site along with a summary of the conveyance system size and capacity for each of the discharge locations. Provide a summary of pre and post-project drainage areas and design flows to each of the runoff discharge locations. Reference the drainage study for detailed calculations.

Description / Additional Information:
The proposed building extends to the property line, storm water is collected from the roof and conveyed to an infiltration drywell in the basement. Overflow is then guided to the municipal City Storm drain system.

Form I-3B Page 6 of 11

Identify whether any of the following features, activities, and/or pollutant source areas will be present (select all that apply):

✓ On-site storm drain inlets
✓ Interior floor drains and elevator shaft sump pumps
✓ Interior parking garages
☐ Need for future indoor & structural pest control
✓ Landscape/Outdoor Pesticide Use
☐ Pools, spas, ponds, decorative fountains, and other water features
☐ Food service
☐ Refuse areas
✓ Industrial processes
✓ Outdoor storage of equipment or materials
✓ Vehicle and Equipment Cleaning
✓ Vehicle/Equipment Repair and Maintenance
☐ Fuel Dispensing Areas
☐ Loading Docks
✓ Fire Sprinkler Test Water
☐ Miscellaneous Drain or Wash Water
✓ Plazas, sidewalks, and parking lots
☐ Large Trash Generating Facilities
☐ Animal Facilities
☐ Plant Nurseries and Garden Centers
☐ Automotive-related Uses

Description / Additional Information:

Click or tap here to enter text.

Form I-3B Page 7 of 11
Identification and Narrative of Receiving Water
Narrative describing flow path from discharge location(s), through urban storm conveyance system, to receiving creeks, rivers, and lagoons and ultimate discharge location to Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable) The site discharge water conveyance through urban runoff to which ultimately flows to San Diego Bay.
Provide a summary of all beneficial uses of receiving waters downstream of the project discharge locations. Click or tap here to enter text.
Identify all ASBS (areas of special biological significance) receiving waters downstream of the project discharge locations. See map
Provide distance from project outfall location to impaired or sensitive receiving waters. 6 miles to La Jolla ASBS.
Sumarize information regarding the proximity of the permanent, post-construction storm water BMPs to the City's Multi-Habitat Planning Area and environmentally sensitive lands There is not known proximity of post construction storm water BMP which will flow through City's Multi-Habitat Planning area and environmentally sensative lands.

Form I-3B Page 8 of 11

Identification of Receiving Water Pollutants of Concern

List any 303(d) impaired water bodies within the path of storm water from the project site to the Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable), identify the pollutant(s)/stressor(s) causing impairment, and identify any TMDLs and/or Highest Priority Pollutants from the WQIP for the impaired water bodies:

303(d) Impaired Water Body	Pollutant(s)/Stressor(s)	TMDLs/ WQIP Highest Priority Pollutant
San Diego Bay	PCBs	Click or tap here to enter text.
	Click or tap here to enter text.	Click or tap here to enter text.
	Click or tap here to enter text.	Click or tap here to enter text.
	Click or tap here to enter text.	Click or tap here to enter text.
	Click or tap here to enter text.	Click or tap here to enter text.
	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

Identification of Project Site Pollutants*

*Identification of project site pollutants is only required if flow-thru treatment BMPs are implemented onsite in lieu of retention or biofiltration BMPs (note the project must also participate in an alternative compliance program unless prior lawful approval to meet earlier PDP requirements is demonstrated)

Identify pollutants anticipated from the project site based on all proposed use(s) of the site (see BMP Design Manual (Part 1 of Storm Water Standards) Appendix B.6):

Pollutant	Not Applicable to the Project Site	Anticipated from the Project Site	Also a Receiving Water Pollutant of Concern
Sediment	○	◉	○
Nutrients	○	◉	○
Heavy Metals	◉	○	○
Organic Compounds	◉	○	○
Trash & Debris	○	◉	○
Oxygen Demanding Substances	○	◉	○
Oil & Grease	◉	○	○
Bacteria & Viruses	◉	○	○

Pesticides	○	◉	○

Form I-3B Page 9 of 11

Hydromodification Management Requirements

Do hydromodification management requirements apply (see Section 1.6 of the BMP Design Manual)?

- ○ Yes, hydromodification management flow control structural BMPs required.
- ◉ No, the project will discharge runoff directly to existing underground storm drains discharging directly to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- ○ No, the project will discharge runoff directly to conveyance channels whose bed and bank are concrete-lined all the way from the point of discharge to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- ○ No, the project will discharge runoff directly to an area identified as appropriate for an exemption by the WMAA for the watershed in which the project resides.

Description / Additional Information (to be provided if a 'No' answer has been selected above):
The site discharge water conveyance through urban runoff to which ultimmately flows to San Diego Bay.

Critical Coarse Sediment Yield Areas*

*This Section only required if hydromodification management requirements apply

Based on Section 6.2 and Appendix H does CCSYA exist on the project footprint or in the upstream area draining through the project footprint?

- ○ Yes
- ◉ No, No critical coarse sediment yield areas to be protected based on WMAA maps

Discussion / Additional Information:
Click or tap here to enter text.

Form I-3B Page 10 of 11
Flow Control for Post-Project Runoff* *This Section only required if hydromodification management requirements apply
List and describe point(s) of compliance (POCs) for flow control for hydromodification management (see Section 6.3.1). For each POC, provide a POC identification name or number correlating to the project's HMP Exhibit and a receiving channel identification name or number correlating to the project's HMP Exhibit. Click or tap here to enter text.
Has a geomorphic assessment been performed for the receiving channel(s)? ◉ No, the low flow threshold is 0.1Q2 (default low flow threshold) ○ Yes, the result is the low flow threshold is 0.1Q2 ○ Yes, the result is the low flow threshold is 0.3Q2 ○ Yes, the result is the low flow threshold is 0.5Q2 If a geomorphic assessment has been performed, provide title, date, and preparer: Click or tap here to enter text.
Discussion / Additional Information: (optional) Click or tap here to enter text.

Form I-3B Page 11 of 11
Other Site Requirements and Constraints
When applicable, list other site requirements or constraints that will influence storm water management design, such as zoning requirements including setbacks and open space, or local codes governing minimum street width, sidewalk construction, allowable pavement types, and drainage requirements. None such site requirement or constrain will influence the drainage requirements..
Optional Additional Information or Continuation of Previous Sections As Needed
This space provided for additional information or continuation of information from previous sections as needed. Click or tap here to enter text.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Project Name: 3774 5th Ave.

Source Control BMP Checklist for All Development Projects	Form I-4		
Source Control BMPs			
All development projects must implement source control BMPs SC-1 through SC-6 where applicable and feasible. See Chapter 4 and Appendix E of the BMP Design Manual (Part 1 of the Storm Water Standards) for information to implement source control BMPs shown in this checklist. Answer each category below pursuant to the following. • "Yes" means the project will implement the source control BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required. • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.			
Source Control Requirement	Applied?		
SC-1 Prevention of Illicit Discharges into the MS4	◉ Yes	○ No	○ N/A
Discussion / justification if SC-1 not implemented:			
SC-2 Storm Drain Stenciling or Signage	○ Yes	○ No	◉ N/A
Discussion / justification if SC-2 not implemented: The project site will not have on-site drainage inlet of catch basin.			
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	◉ Yes	○ No	○ N/A
Discussion / justification if SC-3 not implemented:			
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	◉ Yes	○ No	○ N/A
Discussion / justification if SC-4 not implemented:			
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	○ Yes	○ No	◉ N/A

Discussion / justification if SC-5 not implemented:

Project Name: 3774 5th Ave.

Form I-4 Page 2 of 2			
Source Control Requirement	Applied?		
SC-6 Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below)			
On-site storm drain inlets	◉ Yes	○ No	○ N/A
Interior floor drains and elevator shaft sump pumps	◉ Yes	○ No	○ N/A
Interior parking garages	◉ Yes	○ No	○ N/A
Need for future indoor & structural pest control	○ Yes	◉ No	○ N/A
Landscape/Outdoor Pesticide Use	◉ Yes	○ No	○ N/A
Pools, spas, ponds, decorative fountains, and other water features	○ Yes	◉ No	○ N/A
Food service	○ Yes	◉ No	○ N/A
Refuse areas	○ Yes	◉ No	○ N/A
Industrial processes	○ Yes	◉ No	○ N/A
Outdoor storage of equipment or materials	◉ Yes	○ No	○ N/A
Vehicle/Equipment Repair and Maintenance	◉ Yes	○ No	○ N/A
Fuel Dispensing Areas	◉ Yes	○ No	○ N/A
Loading Docks	○ Yes	○ No	◉ N/A
Fire Sprinkler Test Water	◉ Yes	○ No	○ N/A
Miscellaneous Drain or Wash Water	◉ Yes	○ No	○ N/A
Plazas, sidewalks, and parking lots	◉ Yes	○ No	○ N/A
SC-6A: Large Trash Generating Facilities	○ Yes	○ No	◉ N/A
SC-6B: Animal Facilities	○ Yes	○ No	◉ N/A
SC-6C: Plant Nurseries and Garden Centers	○ Yes	○ No	◉ N/A
SC-6D: Automotive-related Uses	○ Yes	○ No	◉ N/A
Discussion / justification if SC-6 not implemented. Clearly identify which sources of runoff pollutants are discussed. Justification must be provided for <u>all</u> "No" answers shown above. Click or tap here to enter text.			

Project Name: 3774 5th Ave.

Site Design BMP Checklist for All Development Projects	Form I-5

Site Design BMPs

All development projects must implement site design BMPs SD-1 through SD-8 where applicable and feasible. See Chapter 4 and Appendix E of the BMP Design Manual (Part 1 of Storm Water Standards) for information to implement site design BMPs shown in this checklist.

Answer each category below pursuant to the following.

- "Yes" means the project will implement the site design BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification may be provided.

A site map with implemented site design BMPs must be included at the end of this checklist.

Site Design Requirement		Applied?		
SD-1 Maintain Natural Draiange Pathways and Hydrologic Features		○ Yes	○ No	◉ N/A
Discussion / justification if SD-1 not implemented: Existing site drainage sheet flows to 5th Ave				
1-1	Are existing natural drainage pathways and hydrologic features mapped on the site map?	○ Yes	○ No	◉ N/A
1-2	Are street trees implemented? If yes, are they shown on the site map?	◉ Yes	○ No	○ N/A
1-3	Implemented street trees meet the design criteria in SD-1 Fact Sheet (e.g. soil volume, maximum credit, etc.)?	○ Yes	○ No	◉ N/A
1-4	Is street tree credit volume calculated using Appendix B.2.2.1 and SD-1 Fact Sheet in Appendix E?	○ Yes	◉ No	○ N/A
SD-2 Have natural areas, soils and vegetation been conserved?		○ Yes	○ No	◉ N/A

Discussion / justification if SD-2 not implemented:
Existing project does not contain pervious area

Project Name: 3774 5th Ave.

Form I-5 Page 2 of 4			
Site Design Requirement	Applied?		
SD-3 Minimize Impervious Area	◉ Yes	○ No	○ N/A
Discussion / justification if SD-3 not implemented: The existing site has 99% of impervious area. The proposed development will decrease impervious area by 14%.			
SD-4 Minimize Soil Compaction	○ Yes	◉ No	○ N/A
Discussion / justification if SD-4 not implemented: Click or tap here to enter text.			
SD-5 Impervious Area Dispersion	○ Yes	○ No	◉ N/A
Discussion / justification if SD-5 not implemented: Click or tap here to enter text.			
5-1 Is the pervious area receiving runon from impervious area identified on the site map?	○ Yes	◉ No	
5-2 Does the pervious area satisfy the design criteria in SD-5 Fact Sheet in Appendix E (e.g. maximum slope, minimum length, etc.)	○ Yes	◉ No	

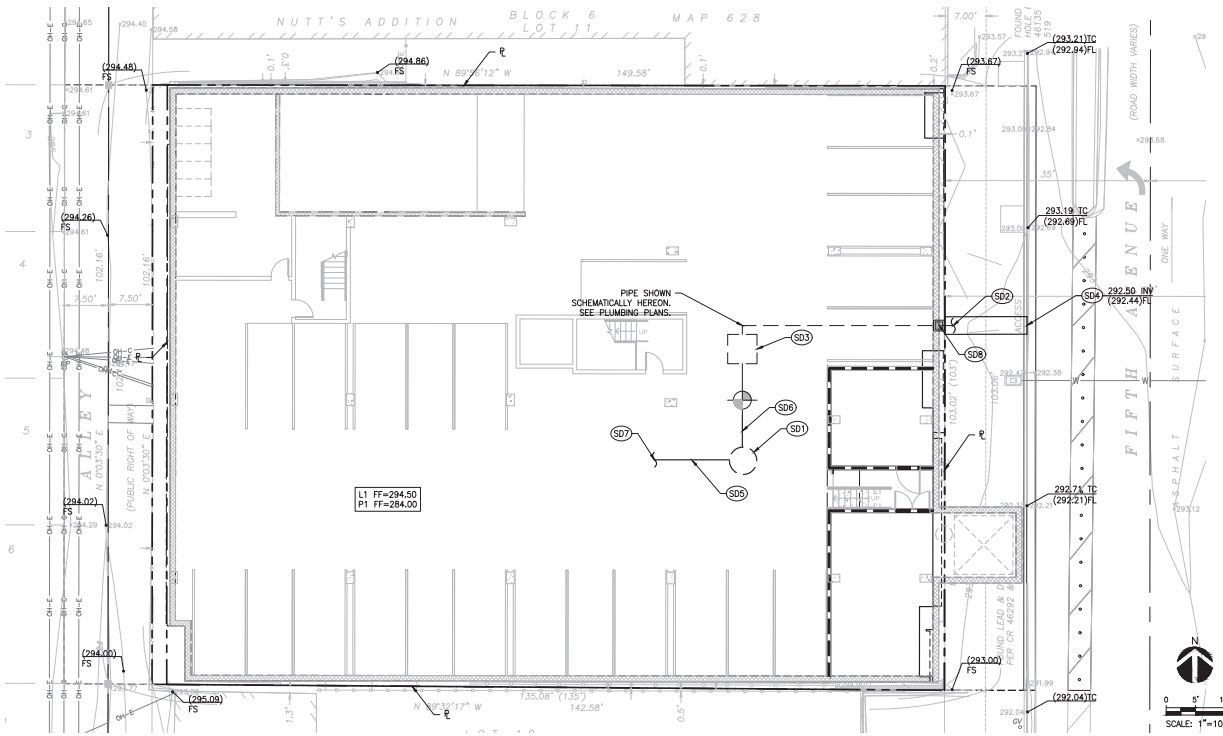
5-3	Is impervious area dispersion credit volume calculated using Appendix B.2.1.1 and SD-5 Fact Sheet in Appendix E?	○ Yes	◉ No	

Project Name: 3774 5th Ave.

Form I-5 Page 3 of 4			
Site Design Requirement	Applied?		
SD-6 Runoff Collection	○ Yes	○ No	◉ N/A
Discussion / justification if SD-6 not implemented: The majority impervious area of the site is roof only. The rain water flowing through roof down spouts to podium planter box. No other runoff will be on the proposed site development.			
6a-1 Are green roofs implemented in accordance with design criteria in SD-6A Fact Sheet? If yes, are they shown on the site map?	○ Yes	◉ No	○ N/A
6a-2 Is green roof credit volume calculated using Appendix B.2.1.2 and SD-6A Fact Sheet in Appendix E?	○ Yes	◉ No	○ N/A
6b-1 Are permeable pavements implemented in accordance with design criteria in SD-6B Fact Sheet? If yes, are they shown on the site map?	○ Yes	○ No	◉ N/A
6b-2 Is permeable pavement credit volume calculated using Appendix B.2.1.3 and SD-6B Fact Sheet in Appendix E?	○ Yes	○ No	◉ N/A
SD-7 Landscaping with Native or Drought Tolerant Species	◉ Yes	○ No	○ N/A
Discussion / justification if SD-7 not implemented: Click or tap here to enter text.			
SD-8 Harvesting and Using Precipitation	○ Yes	◉ No	○ N/A
Discussion / justification if SD-8 not implemented: Click or tap here to enter text.			

8-1	Are rain barrels implemented in accordance with design criteria in SD-8 Fact Sheet? If yes, are they shown on the site map?	○ Yes	○ No	◉ N/A
8-2	Is rain barrel credit volume calculated using Appendix B.2.2.2 and SD-8 Fact Sheet in Appendix E?	○ Yes	○ No	◉ N/A

Form I-5 Page 4 of 4
Insert Site Map with all site design BMPs identified:
Insert Site Map Here.



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- PLANTER AREA
- BASEMENT BUILDING WALL
- RETAINING WALL (PER STRUCTURAL PLANS)
- LANDSCAPE AREA (PER LANDSCAPE PLANS)
- CONCRETE PAVING
- PLANTER AREA
- SD — STORM DRAIN PIPE
- AREA DRAIN

CONSTRUCTION NOTES

STORM DRAIN

(SD1) INSTALL DRYWELL PER DETAIL 1, SHEET C-3.01.

(SD2) STORM DRAIN OVERFLOW POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.

(SD3) SUMP PUMP PER OTHERS. SHOWN SCHEMATICALLY HEREON.

(SD4) INSTALL SIDEWALK UNDERDRAIN PIPE PER CITY OF SAN DIEGO STANDARD DRAWING D-27.

(SD5) STORM DRAIN CONVEYANCE PIPING SHOWN FOR REFERENCE ONLY.

(SD6) OVERFLOW PIPE SHOWN FOR REFERENCE ONLY.

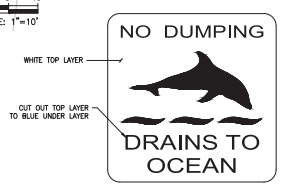
(SD7) STORM DRAIN POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION FROM ROOF DRAINS.

(SD8) INSTALL 18"X18" CATCH BASIN.

NOTES

1. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPS. SEE PLUMBING PLANS.
2. SEE SHEET C-3.01 FOR LANDSCAPE AREAS ABOVE GRADE.
3. SEE SHEET C-3.01 FOR DRYWELL CALCULATIONS.

PROJECT SITE CHARACTERISTICS	
	QUANTITIES
TOTAL SITE AREA (S.F.)	13,601
TOTAL TRIBUTARY AREA (S.F.)	13,601
IMPERVIOUS AREA (S.F.)	11,679
IMPERVIOUS %	86%
TOTAL PERVIOUS AREA PROVIDED (S.F.)	1,922
85TH PERCENTILE RAINFALL DEPTH (IN)	0.52
DCV	531



1 C-3.00 STORM DRAIN STENCIL DETAIL
N.T.S.

Appendix B: Stormwater Pollutant Control Hydrologic Calculations and Sizing Methods

Worksheet B-1: Tabular Summary of DMAs

Tabular Summary of DMAs									Worksheet B-1
DMA Unique Identifier	Area (acres)	Impervious Area (acres)	% Imp	HSG	Area Weighted Runoff Coefficient	DCV (cubic feet)	Treated By (BMP ID)	Pollutant Control Type	Drains to (POC ID)
DMA #1	0.31	0.27	86%	D	90	531	DW-1	INFILTRATION	POC1
Summary of DMA Information (Must match project description and SWQMP Narrative)									
No. of DMAs	Total DMA Area (acres)	Total Impervious Area (acres)	% Imp		Area Weighted Runoff Coefficient	Total DCV (cubic feet)	Total Area Treated (acres)		No. of POCs
1	0.31	0.27	86%		.90	531	0.31		1

Where: DMA = Drainage Management Area; Imp = Imperviousness; HSG = Hydrologic Soil Group; DCV= Design Capture Volume; BMP = Best Management Practice;
POC = Point of Compliance; ID = identifier; No. = Number

A C-3.00 DRAINAGE MANAGEMENT AREAS
N.T.S.

Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

SWQMP

REGISTERED PROFESSIONAL ENGINEER FRANK S. JOSEPH LANCASTER No. C75121 Exp. 12/31/2023 CIVIL STATE OF CALIFORNIA

SIGN DATE 08/11/2022

REVISION NO
TBD
SDP SUBMITTAL

Date: 01/04/22
Scale: AS NOTED
By: KP
Project No: 2124
Page No: C-3.00

Project Name: 3774 5th Ave.

Summary of PDP Structural BMPs	Form I-6
PDP Structural BMPs	
All PDPs must implement structural BMPs for storm water pollutant control (see Chapter 5 of the BMP Design Manual, Part 1 of Storm Water Standards). Selection of PDP structural BMPs for storm water pollutant control must be based on the selection process described in Chapter 5. PDPs subject to hydromodification management requirements must also implement structural BMPs for flow control for hydromodification management (see Chapter 6 of the BMP Design Manual). Both storm water pollutant control and flow control for hydromodification management can be achieved within the same structural BMP(s). PDP structural BMPs must be verified by the City at the completion of construction. This includes requiring the project owner or project owner's representative to certify construction of the structural BMPs (complete Form DS-563). PDP structural BMPs must be maintained into perpetuity (see Chapter 7 of the BMP Design Manual). Use this form to provide narrative description of the general strategy for structural BMP implementation at the project site in the box below. Then complete the PDP structural BMP summary information sheet (page 3 of this form) for each structural BMP within the project (copy the BMP summary information page as many times as needed to provide summary information for each individual structural BMP).	

Project Name: 3774 5th Ave.

Describe the general strategy for structural BMP implementation at the site. This information must describe how the steps for selecting and designing storm water pollutant control BMPs presented in Section 5.1 of the BMP Design Manual were followed, and the results (type of BMPs selected). For projects requiring hydromodification flow control BMPs, indicate whether pollutant control and flow control BMPs are integrated or separate.

Infiltration has been selected for the site based on on-site percolation testing.

(Continue on page 2 as necessary.)

Form I-6 Page 2 of X
(Page reserved for continuation of description of general strategy for structural BMP implementation at the site)
(Continued from page 1) Storm water will be collected from the roof and conveyed to a drywell in the basement for groundwater recharge. Large storm events will be conveyed to the overflow pump and discharged to 5th Ave. Stormwater will eventually be collected in a catch basin at 5th Ave and Brooks Ave before eventually being discharged to San Diego Bay.

Project Name: 3774 5th Ave.

Form I-6 Page 3 of X (Copy as many as needed)	
Structural BMP Summary Information	
Structural BMP ID No. 1	
Construction Plan Sheet No. C3.00 & C3.01	
Type of structural BMP: ○ Retention by harvest and use (HU-1) ◉ Retention by infiltration basin (INF-1) ○ Retention by bioretention (INF-2) ○ Retention by permeable pavement (INF-3) ○ Partial retention by biofiltration with partial retention (PR-1) ○ Biofiltration (BF-1) ○ Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide (BMP type/description in discussion section below) ○ Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below) ○ Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion ○ Detention pond or vault for hydromodification management ○ Other (describe in discussion section below)	
Purpose: ○ Pollutant control only ○ Hydromodification control only ○ Combined pollutant control and hydromodification control ○ Pre-treatment/forebay for another structural BMP ◉ Other (describe in discussion section below)	
Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification form DS-563	Frank LaRocca, PE 213-379-9700
Who will be the final owner of this BMP?	Property Owner
Who will maintain this BMP into perpetuity?	Property Owner
What is the funding mechanism for maintenance?	Property Mainetenance Expenses

Form I-6 Page 4 of X (Copy as many as needed)
Structural BMP ID No. Click or tap here to enter text.
Construction Plan Sheet No. Click or tap here to enter text.
Discussion (as needed): Click or tap here to enter text.

Project Name: 3774 5th Ave.

THE CITY OF SAN DIEGO	City of San Diego **Development Services** 1222 First Ave., MD-302 San Diego, CA 92101 (619) 446-5000	**Permenant BMP Construction** **Self Certification Form**	FORM DS-563 January 2016

Date Prepared: 05-11-2022	Project No.: Click here to enter text.
Project Applicant:	Phone:
Project Address: 3774 5th Ave.	
Project Engineer: Frank LaRocca	Phone: 213-239-9700

The purpose of this form is to verify that the site improvements for the project, identified above, have been constructed in conformance with the approved Storm Water Quality Management Plan (SWQMP) documents and drawings.

This form must be completed by the engineer and submitted prior to final inspection of the construction permit. Completion and submittal of this form is required for all new development and redevelopment projects in order to comply with the City's Storm Water ordinances and NDPES Permit Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100. Final inspection for occupancy and/or release of grading or public improvement bonds may be delayed if this form is not submitted and approved by the City of San Diego.

CERTIFICATION:

As the professional in responsible charge for the design of the above project, I certify that I have inspected all constructed Low Impact Development (LID) site design, source control and structural BMP's required per the approved SWQMP and Construction Permit No. Click here to enter text.; and that said BMP's have been constructed in compliance with the approved plans and all applicable specifications, permits, ordinances and Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100 of the San Diego Regional Water Quality Control Board.

I understand that this BMP certification statement does not constitute an operation and maintenance verification.

Signature: _____

Date of Signature: _ Insert Date___

Printed Name: _Frank LaRocca__

Title: _PE__

Phone No. _213-239-9700__

Engineer's Stamp

DS-563 (12-15)

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

ATTACHMENT 1
BACKUP FOR PDP POLLUTANT CONTROL BMPS

This is the cover sheet for Attachment 1.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Project Name: 3774 5th Ave.

Indicate which Items are Included:

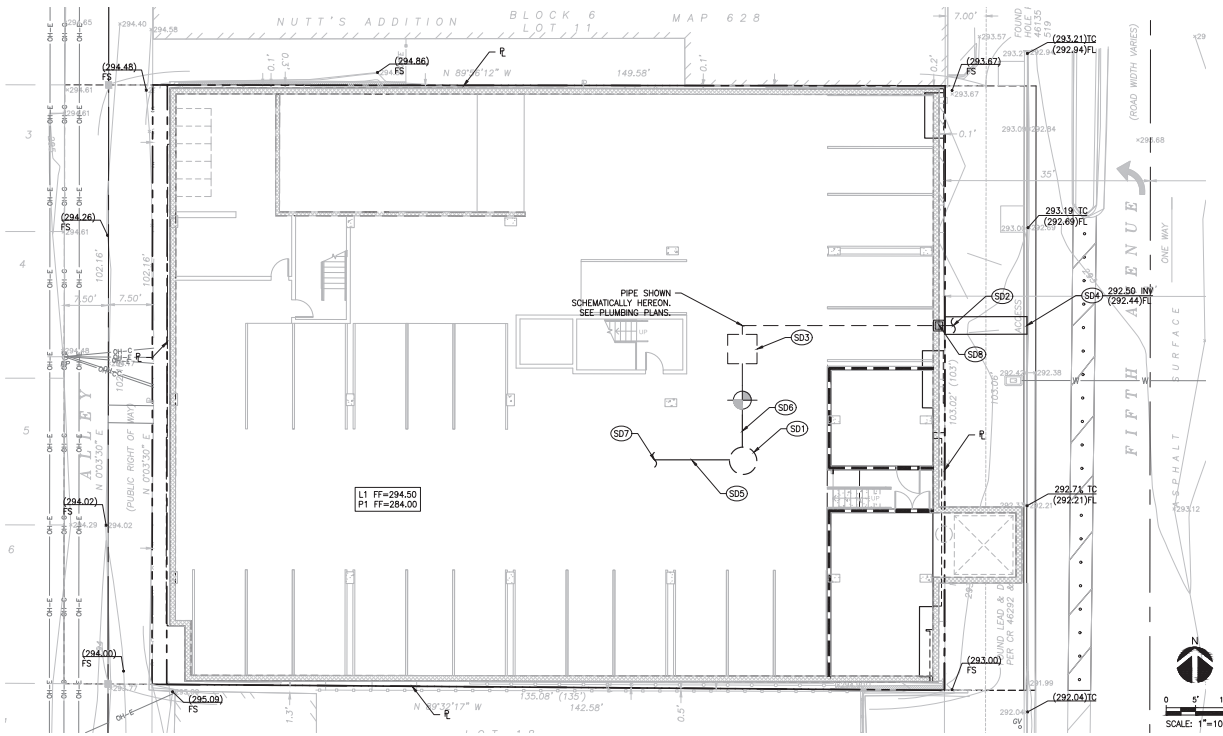
Attachment Sequence	Contents	Checklist
Attachment 1a	DMA Exhibit (Required) See DMA Exhibit Checklist.	✓ Included
Attachment 1b	Tabular Summary of DMAs Showing DMA ID matching DMA Exhibit, DMA Area, and DMA Type (Required)* *Provide table in this Attachment OR on DMA Exhibit in Attachment 1a	◉ Included on DMA Exhibit in Attachment 1a ○ Included as Attachment 1b, separate from DMA Exhibit
Attachment 1c	Form I-7, Harvest and Use Feasibility Screening Checklist (Required unless the entire project will use infiltration BMPs) Refer to Appendix B.3-1 of the BMP Design Manual to complete Form I-7.	○ Included ◉ Not included because the entire project will use infiltration BMPs
Attachment 1d	Form I-8, Categorization of Infiltration Feasibility Condition (Required unless the project will use harvest and use BMPs) Refer to Appendices C and D of the BMP Design Manual to complete Form I-8.	◉ Included ○ Not included because the entire project will use harvest and use BMPs
Attachment 1e	Pollutant Control BMP Design Worksheets / Calculations (Required) Refer to Appendices B and E of the BMP Design Manual for structural pollutant control BMP design guidelines and site design credit calculations	✓ Included

Project Name: 3774 5th Ave.

Use this checklist to ensure the required information has been included on the DMA Exhibit:

The DMA Exhibit must identify:

☐ Underlying hydrologic soil group
☐ Approximate depth to groundwater
☐ Existing natural hydrologic features (watercourses, seeps, springs, wetlands)
☐ Critical coarse sediment yield areas to be protected
☐ Existing topography and impervious areas
☐ Existing and proposed site drainage network and connections to drainage offsite
☐ Proposed grading
☐ Proposed impervious features
☐ Proposed design features and surface treatments used to minimize imperviousness
☐ Drainage management area (DMA) boundaries, DMA ID numbers, and DMA areas (square footage or acreage), and DMA type (i.e., drains to BMP, self-retaining, or self-mitigating)
☐ Potential pollutant source areas and corresponding required source controls (see Chapter 4, Appendix E.1, and Form I-3B)
☐ Structural BMPs (identify location, type of BMP, and size/detail)



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- PLANTER AREA
- BASEMENT BUILDING WALL
- RETAINING WALL (PER STRUCTURAL PLANS)
- LANDSCAPE AREA (PER LANDSCAPE PLANS)
- CONCRETE PAVING
- PLANTER AREA
- SD — STORM DRAIN PIPE
- AREA DRAIN

CONSTRUCTION NOTES

STORM DRAIN

(SD1) INSTALL DRYWELL PER DETAIL 1, SHEET C-3.01.

(SD2) STORM DRAIN OVERFLOW POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.

(SD3) SUMP PUMP PER OTHERS. SHOWN SCHEMATICALLY HEREON.

(SD4) INSTALL SIDEWALK UNDERDRAIN PIPE PER CITY OF SAN DIEGO STANDARD DRAWING D-27.

(SD5) STORM DRAIN CONVEYANCE PIPING SHOWN FOR REFERENCE ONLY.

(SD6) OVERFLOW PIPE SHOWN FOR REFERENCE ONLY.

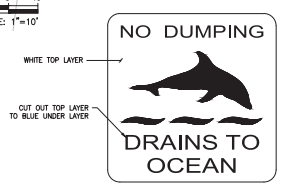
(SD7) STORM DRAIN POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION FROM ROOF DRAINS.

(SD8) INSTALL 18"X18" CATCH BASIN.

NOTES

1. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPS. SEE PLUMBING PLANS.
2. SEE SHEET C-3.01 FOR LANDSCAPE AREAS ABOVE GRADE.
3. SEE SHEET C-3.01 FOR DRYWELL CALCULATIONS.

PROJECT SITE CHARACTERISTICS	
	QUANTITIES
TOTAL SITE AREA (S.F.)	13,601
TOTAL TRIBUTARY AREA (S.F.)	13,601
IMPERVIOUS AREA (S.F.)	11,679
IMPERVIOUS %	86%
TOTAL PERVIOUS AREA PROVIDED (S.F.)	1,922
85TH PERCENTILE RAINFALL DEPTH (IN)	0.52
DCV	531



1 C-3.00 STORM DRAIN STENCIL DETAIL
N.T.S.

Appendix B: Stormwater Pollutant Control Hydrologic Calculations and Sizing Methods

Worksheet B-1: Tabular Summary of DMAs

Tabular Summary of DMAs									Worksheet B-1
DMA Unique Identifier	Area (acres)	Impervious Area (acres)	% Imp	HSG	Area Weighted Runoff Coefficient	DCV (cubic feet)	Treated By (BMP ID)	Pollutant Control Type	Drains to (POC ID)
DMA #1	0.31	0.27	86%	D	90	531	DW-1	INFILTRATION	POC1
Summary of DMA Information (Must match project description and SWQMP Narrative)									
No. of DMAs	Total DMA Area (acres)	Total Impervious Area (acres)	% Imp		Area Weighted Runoff Coefficient	Total DCV (cubic feet)	Total Area Treated (acres)		No. of POCs
1	0.31	0.27	86%		.90	531	0.31		1

Where: DMA = Drainage Management Area; Imp = Imperviousness; HSG = Hydrologic Soil Group; DCV= Design Capture Volume; BMP = Best Management Practice;
POC = Point of Compliance; ID = identifier; No. = Number

A C-3.00 DRAINAGE MANAGEMENT AREAS
N.T.S.

Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

SWQMP

REGISTERED PROFESSIONAL ENGINEER FRANK S. JOSEPH LANCASTER No. C75121 Exp. 12/31/2023 CIVIL STATE OF CALIFORNIA

SIGN DATE 08/11/2022

REVISION NO
TBD
SDP SUBMITTAL

Date: 01/04/22
Scale: AS NOTED
By: KP
Project No: 2124
Page No: C-3.00

ATTACHMENT 2
BACKUP FOR PDP HYDROMODIFICATION CONTROL MEASURES

This is the cover sheet for Attachment 2.

✓ Mark this box if this attachment is empty because the project is exempt from PDP hydromodification management requirements.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Project Name: 3774 5th Ave.

Indicate which Items are Included:

Attachment Sequence	Contents	Checklist
Attachment 2a	Hydromodification Management Exhibit (Required)	☐ Included See Hydromodification Management Exhibit Checklist.
Attachment 2b	Management of Critical Coarse Sediment Yield Areas (WMAA Exhibit is required, additional analyses are optional) See Section 6.2 of the BMP Design Manual.	☐ Exhibit showing project drainage boundaries marked on WMAA Critical Coarse Sediment Yield Area Map (Required) Optional analyses for Critical Coarse Sediment Yield Area Determination ☐ 6.2.1 Verification of Geomorphic Landscape Units Onsite ☐ 6.2.2 Downstream Systems Sensitivity to Coarse Sediment ☐ 6.2.3 Optional Additional Analysis of Potential Critical Coarse Sediment Yield Areas Onsite
Attachment 2c	Geomorphic Assessment of Receiving Channels (Optional) See Section 6.3.4 of the BMP Design Manual.	◉ Not Performed ○ Included ○ Submitted as separate stand-alone document
Attachment 2d	Flow Control Facility Design and Structural BMP Drawdown Calculations (Required) Overflow Design Summary for each structural BMP See Chapter 6 and Appendix G of the BMP Design Manual	○ Included ◉ Submitted as separate stand-alone document
Attachment 2e	Vector Control Plan (Required when structural BMPs will not drain in 96 hours)	○ Included ◉ Not required because BMPs will drain in less than 96 hours

Project Name: 3774 5th Ave.

Use this checklist to ensure the required information has been included on the Hydromodification Management Exhibit:

The Hydromodification Management Exhibit must identify:

☐ Underlying hydrologic soil group
☐ Approximate depth to groundwater
☐ Existing natural hydrologic features (watercourses, seeps, springs, wetlands)
☐ Critical coarse sediment yield areas to be protected
☐ Existing topography
☐ Existing and proposed site drainage network and connections to drainage offsite
☐ Proposed grading
☐ Proposed impervious features
☐ Proposed design features and surface treatments used to minimize imperviousness
☐ Point(s) of Compliance (POC) for Hydromodification Management
☐ Existing and proposed drainage boundary and drainage area to each POC (when necessary, create separate exhibits for pre-development and post-project conditions)
☐ Structural BMPs for hydromodification management (identify location, type of BMP, and size/detail)

ATTACHMENT 3
STRUCTURAL BMP MAINTENANCE INFORMATION

This is the cover sheet for Attachment 3.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Worksheet B-1: Tabular Summary of DMAs

Tabular Summary of DMAs								Worksheet B-1	
DMA Unique Identifier	Area (acres)	Impervious Area (acres)	% Imp	HSG	Area Weighted Runoff Coefficient	DCV (cubic feet)	Treated By (BMP ID)	Pollutant Control Type	Drains to (POC ID)
Summary of DMA Information (Must match project description and SWQMP Narrative)									
No. of DMAs	Total DMA Area (acres)	Total Impervious Area (acres)	% Imp		Area Weighted Runoff Coefficient	Total DCV (cubic feet)	Total Area Treated (acres)		No. of POCs

Where: DMA = Drainage Management Area; Imp = Imperviousness; HSG = Hydrologic Soil Group; DCV= Design Capture Volume; BMP = Best Management Practice;
POC = Point of Compliance; ID = identifier; No. = Number

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions[1]		Worksheet C.4-1: Form I-8A[2]
Part 1 - Full Infiltration Feasibility Screening Criteria		
DMA(s) Being Analyzed:		Project Phase:
DMA #1		PERMIT
Criteria 1: Infiltration Rate Screening		
1A	Is the mapped hydrologic soil group according to the NRCS Web Soil Survey or UC Davis Soil Web Mapper Type A or B and corroborated by available site soil data[3]? ○ Yes; the DMA may feasibly support full infiltration. Answer "Yes" to Criteria 1 Result or continue to Step 1B if the applicant elects to perform infiltration testing. ○ No; the mapped soil types are A or B but is not corroborated by available site soil data (continue to Step 1B). ◉ No; the mapped soil types are C, D, or "urban/unclassified" and is corroborated by available site soil data. Answer "No" to Criteria 1 Result. ○ No; the mapped soil types are C, D, or "urban/unclassified" but is not corroborated by available site soil data (continue to Step 1B).	
1B	Is the reliable infiltration rate calculated using planning phase methods from Table D.3-1? ◉ Yes; Continue to Step 1C. ○ No; Skip to Step 1D.	
1C	Is the reliable infiltration rate calculated using planning phase methods from Table D.3-1 greater than 0.5 inches per hour? ◉ Yes; the DMA may feasibly support full infiltration. Answer "Yes" to Criteria 1 Result. ○ No; full infiltration is not required. Answer "No" to Criteria 1 Result.	
1D	**Infiltration Testing Method.** Is the selected infiltration testing method suitable during the design phase (see Appendix D.3)? Note: Alternative testing standards may be allowed with appropriate rationales and documentation. ◉ Yes; continue to Step 1E. ○ No; select an appropriate infiltration testing method.	

[1] Note that it is not required to investigate each and every criterion in the worksheet, a single "no" answer in Part 1, Part 2, Part 3, or Part 4 determines a full, partial, or no infiltration condition.

[2] This form must be completed each time there is a change to the site layout that would affect the infiltration feasibility condition. Previously completed forms shall be retained to document the evolution of the site storm water design.

[3] Available data includes site-specific sampling or observation of soil types or texture classes, such as obtained from borings or test pits necessary to support other design elements.

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions	Worksheet C.4-1: Form I-8A[2]
1E	**Number of Percolation/Infiltration Tests.** Does the infiltration testing method performed satisfy the minimum number of tests specified in Table D.3-2? ◉ Yes; continue to Step 1F. ○ No; conduct appropriate number of tests.
IF	**Factor of Safety.** Is the suitable Factor of Safety selected for full infiltration design? See guidance in D.5; Tables D.5-1 and D.5-2; and Worksheet D.5-1 (Form I-9). ◉ Yes; continue to Step 1G. ○ No; select appropriate factor of safety.
1G	**Full Infiltration Feasibility.** Is the average measured infiltration rate divided by the Factor of Safety greater than 0.5 inches per hour? ◉ Yes; answer "Yes" to Criteria 1 Result. ○ No; answer "No" to Criteria 1 Result.
Criteria 1 Result	Is the estimated reliable infiltration rate greater than 0.5 inches per hour within the DMA where runoff can reasonably be routed to a BMP? ◉ Yes; the DMA may feasibly support full infiltration. Continue to Criteria 2. ○ No; full infiltration is not required. Skip to Part 1 Result.

Summarize infiltration testing methods, testing locations, replicates, and results and summarize estimates of reliable infiltration rates according to procedures outlined in D.5. Documentation should be included in project geotechnical report.

See attached soils report for infiltration calcs. Rate is 1.14 in/hr. Infiltration IS feasible.

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[2]	
Criteria 2: Geologic/Geotechnical Screening			
2A	If all questions in Step 2A are answered "Yes," continue to Step 2B. For any "No" answer in Step 2A answer "No" to Criteria 2, and submit an "Infiltration Feasibility Condition Letter" that meets the requirements in Appendix C.1.1. The geologic/geotechnical analyses listed in Appendix C.2.1 do not apply to the DMA because one of the following setbacks cannot be avoided and therefore result in the DMA being in a no infiltration condition. The setbacks must be the closest horizontal radial distance from the surface edge (at the overflow elevation) of the BMP.		
2A-1	Can the proposed full infiltration BMP(s) avoid areas with existing fill materials greater than 5 feet thick below the infiltrating surface?	◉ Yes	○ No
2A-2	Can the proposed full infiltration BMP(s) avoid placement within 10 feet of existing underground utilities, structures, or retaining walls?	◉ Yes	○ No
2A-3	Can the proposed full infiltration BMP(s) avoid placement within 50 feet of a natural slope (>25%) or within a distance of 1.5H from fill slopes where H is the height of the fill slope?	◉ Yes	○ No
2B	When full infiltration is determined to be feasible, a geotechnical investigation report must be prepared that considers the relevant factors identified in Appendix C.2.1. If all questions in Step 2B are answered "Yes," then answer "Yes" to Criteria 2 Result. If there are "No" answers continue to Step 2C.		
2B-1	**Hydroconsolidation.** Analyze hydroconsolidation potential per approved ASTM standard due to a proposed full infiltration BMP. Can full infiltration BMPs be proposed within the DMA without increasing hydroconsolidation risks?	◉ Yes	○ No
2B-2	**Expansive Soils.** Identify expansive soils (soils with an expansion index greater than 20) and the extent of such soils due to proposed full infiltration BMPs. Can full infiltration BMPs be proposed within the DMA without increasing expansive soil risks?	◉ Yes	○ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[2]	
2B-3	**Liquefaction**. If applicable, identify mapped liquefaction areas. Evaluate liquefaction hazards in accordance with Section 6.4.2 of the City of San Diego's Guidelines for Geotechnical Reports (2011 or most recent edition). Liquefaction hazard assessment shall take into account any increase in groundwater elevation or groundwater mounding that could occur as a result of proposed infiltration or percolation facilities. Can full infiltration BMPs be proposed within the DMA without increasing liquefaction risks?	◉ Yes	○ No
2B-4	**Slope Stability**. If applicable, perform a slope stability analysis in accordance with the ASCE and Southern California Earthquake Center (2002) Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California to determine minimum slope setbacks for full infiltration BMPs. See the City of San Diego's Guidelines for Geotechnical Reports (2011) to determine which type of slope stability analysis is required. Can full infiltration BMPs be proposed within the DMA without increasing slope stability risks?	◉ Yes	○ No
2B-5	**Other Geotechnical Hazards.** Identify site-specific geotechnical hazards not already mentioned (refer to Appendix C.2.1). Can full infiltration BMPs be proposed within the DMA without increasing risk of geologic or geotechnical hazards not already mentioned?	◉ Yes	○ No
2B-6	**Setbacks.** Establish setbacks from underground utilities, structures, and/or retaining walls. Reference applicable ASTM or other recognized standard in the geotechnical report. Can full infiltration BMPs be proposed within the DMA using established setbacks from underground utilities, structures, and/or retaining walls?	◉ Yes	○ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[2]	
2C	**Mitigation Measures.** Propose mitigation measures for each geologic/geotechnical hazard identified in Step 2B. Provide a discussion of geologic/geotechnical hazards that would prevent full infiltration BMPs that cannot be reasonably mitigated in the geotechnical report. See Appendix C.2.1.8 for a list of typically reasonable and typically unreasonable mitigation measures. Can mitigation measures be proposed to allow for full infiltration BMPs? If the question in Step 2 is answered "Yes," then answer "Yes" to Criteria 2 Result. If the question in Step 2C is answered "No," then answer "No" to Criteria 2 Result.	◉ Yes	○ No
Criteria 2 Result	Can infiltration greater than 0.5 inches per hour be allowed without increasing risk of geologic or geotechnical hazards that cannot be reasonably mitigated to an acceptable level?	◉ Yes	○ No
Summarize findings and basis; provide references to related reports or exhibits.			

Part 1 Result – Full Infiltration Geotechnical Screening [4]	Result
If answers to both Criteria 1 and Criteria 2 are "Yes", a full infiltration design is potentially feasible based on Geotechnical conditions only. If either answer to Criteria 1 or Criteria 2 is "No", a full infiltration design is not required.	◉ Full infiltration Condition ○ Complete Part 2

[4] To be completed using gathered site information and best professional judgement considering the definition of MEP in the MS4 Permit. Additional testing and/or studies may be required by City Engineer to substantiate findings.

Factor of Safety and Design Infiltration Rate Worksheet			Worksheet D.5-1: Form I-9		
Factor Category		Factor Description	Assigned Weight (w)	Factor Value (v)	Product (p) p = w x v
A	Suitability Assessment	Soil assessment methods	0.25	1	0.25
		Predominant soil texture	0.25	2	0.50
		Site soil variability	0.25	2	0.50
		Depth to groundwater / impervious layer	0.25	1	0.25
		Suitability Assessment Safety Factor, $S_A = \Sigma p$			1.5
B	Design	Level of pretreatment/ expected sediment loads	0.5	1	0.50
		Redundancy/resiliency	0.25	1	0.25
		Compaction during construction	0.25	1	0.25
		Design Safety Factor, $S_B = \Sigma p$			1.0
Combined Safety Factor, $S_{total} = S_A \times S_B$ [Minimum of 2 and Maximum of 9]					2.0
Observed Infiltration Rate, inch/hr., $K_{observed}$ (corrected for test-specific bias) Note: This worksheet is only applicable when the observed infiltration rate is greater than or equal to 1 inch/hr.					1.14
Design Infiltration Rate, in/hr., $K_{design} = K_{observed} / S_{total}$ Note: If the estimated design infiltration rate is less than or equal to 0.5 inch/hr. then the applicant may choose to implement partial infiltration BMPs.					0.57
Supporting Data					
Briefly describe infiltration test and provide reference to test forms:					

Note: Worksheet D.5-1: Form I-9 is only applicable to design BMPs in "full infiltration condition". This form is not applicable for categorization of infiltration feasibility (Worksheet C.4-1: Form I-8) and/or for designing BMPs in "partial infiltration condition" or "no infiltration condition".

Worksheet B.5-1: Sizing Method for Pollutant Removal Criteria

Sizing Method for Pollutant Removal Criteria		Worksheet B.5-1	
1	Area draining to the BMP		sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)		
3	85th percentile 24-hour rainfall depth		inches
4	Design capture volume [Line 1 x Line 2 x (Line 3/12)]		cu. ft.
BMP Parameters			
5	Surface ponding [6 inch minimum, 12 inch maximum]		inches
6	Media thickness [18 inches minimum], also add mulch layer and washed ASTM 33 fine aggregate sand thickness to this line for sizing calculations		inches
7	Aggregate storage (also add ASTM No 8 stone) above underdrain invert (12 inches typical) – use 0 inches if the aggregate is not over the entire bottom surface area		inches
8	Aggregate storage below underdrain invert (3 inches minimum) – use 0 inches if the aggregate is not over the entire bottom surface area		inches
9	Freely drained pore storage of the media	0.2	in/in
10	Porosity of aggregate storage	0.4	in/in
11	Media filtration rate to be used for sizing (maximum filtration rate of 5 in/hr. with no outlet control; if the filtration rate is controlled by the outlet use the outlet controlled rate (includes infiltration into the soil and flow rate through the outlet structure) which will be less than 5 in/hr.)		in/hr.
Baseline Calculations			
12	Allowable routing time for sizing	6	hours
13	Depth filtered during storm [Line 11 x Line 12]		inches
14	Depth of Detention Storage [Line 5 + (Line 6 x Line 9) + (Line 7 x Line 10) + (Line 8 x Line 10)]		inches
15	Total Depth Treated [Line 13 + Line 14]		inches
Option 1 – Biofilter 1.5 times the DCV			
16	Required biofiltered volume [1.5 x Line 4]		cu. ft.
17	Required Footprint [Line 16/ Line 15] x 12		sq. ft.
Option 2 - Store 0.75 of remaining DCV in pores and ponding			
18	Required Storage (surface + pores) Volume [0.75 x Line 4]		cu. ft.
19	Required Footprint [Line 18/ Line 14] x 12		sq. ft.
Footprint of the BMP			
20	BMP Footprint Sizing Factor (Default 0.03 or an alternative minimum footprint sizing factor from Line 11 in Worksheet B.5-4)		
21	Minimum BMP Footprint [Line 1 x Line 2 x Line 20]		sq. ft.
22	Footprint of the BMP = Maximum (Minimum (Line 17, Line 19), Line 21)		sq. ft.
23	Provided BMP Footprint		sq. ft.
24	Is Line 23 ≥ Line 22? If Yes, then footprint criterion is met. If No, increase the footprint of the BMP.	☐ Yes	☐ No

Maxwell® IV Drainage System Calculations Prepared on May 06, 2022

Project: **3774 5th Avenue - San Diego, CA**

Contact: Gabriela Torres at Labib Funk + Associates - El Segundo, CA

Given: Drywell to be located in subterranean parking 10' bgs, all depths are -10'

Measured Infiltration Rate	1.14	in/hr
Safety Factor	2.00	
Design Infiltration Rate	0.57	in/hr
Mitigated Volume	531	ft^3
Required Drawdown Time	36	hours
Min. Depth to Infiltration	10	ft
Groundwater Depth for Design	90+	ft

100'-10'

Proposed:

Drywell Rock Shaft Diameter	6	ft
Drywell Chamber Depth	15	ft
Rock Porosity	40	%
Depth to Infiltration	11	ft
Drywell Bottom Depth	37	ft

Apply Safety Factor to get Design Rate.

$1.14 \ \frac{in}{hr} \div 2 = 0.57 \ \frac{in}{hr}$

Convert Design Rate from in/hr to ft/sec.

$0.57 \ \frac{in}{hr} \times \frac{1 \ ft}{12 \ in} \times \frac{1 \ hr}{3600 \ sec} = 0.000013 \ \frac{ft}{sec}$

A 6 foot diameter drywell provides 18.85 SF of infiltration area per foot of depth, plus 28.27 SF at the bottom.

For a 37 foot deep drywell, infiltration occurs between 11 feet and 37 feet below grade. This provides 26 feet of infiltration depth in addition to the bottom area. Infiltration area per drywell is calculated below.

$26 \ ft \times 18.85 \ \frac{ft^2}{ft} + 28.27 \ ft^2 = 518 \ ft^2$

Combine design rate with infiltration area to get flow (disposal) rate for each drywell.

$0.000013 \ \frac{ft}{sec} \times 518 \ ft^2 = 0.00684 \ \frac{ft^3}{sec}$

Volume of disposal for each drywell based on various time frames are included below.

36 hrs: 0.0068 CFS x 36 hours x $\frac{3600 \ sec}{1 \ hr}$ = 886 cubic feet of retained water disposed of.

22 hrs: 0.0068 CFS x 22 hours x $\frac{3600 \ sec}{1 \ hr}$ = 542 cubic feet of retained water disposed of.

Chamber diameter = 4 feet. Drywell rock shaft diameter = 6 feet.

Volume provided in each drywell with chamber depth of 15 feet.

$15 \ ft \times 12.57 \ ft^2 + 22 \ ft \times 28.27 \ ft^2 \times 40 \% = 437 \ ft^3$

The MaxWell System is composed of 1 drywell(s) .

Total volume provided = $437 \ ft^3$

Total 22 hour infiltration volume = $542 \ ft^3$

Total 36 hour infiltration volume = $886 \ ft^3$

Total infiltration flowrate = $0.00684 \ \frac{ft^3}{sec}$

Based on the total mitigated volume of 531 CF, the actual drawdown time is only 22 hours. Using the Capture Efficiency Method for Volume-Based, Constant Drawdown BMPs, the DCV fraction , X1, is 0.76. Taking the DCV multiplied by 0.76 = 404 CF. The storage provided in the drywell is 437 CF therefore no additional storage is required.

For any questions, please contact Alex Bennett at 213-248-4167 or via email at Alex.Bennett@Oldcastle.com

Torrent Resources (CA) Incorporated
9950 Alder Avenue
Bloomington, CA 92316
Phone 909-829-0740

3774 5th Avenue

San Diego, CA

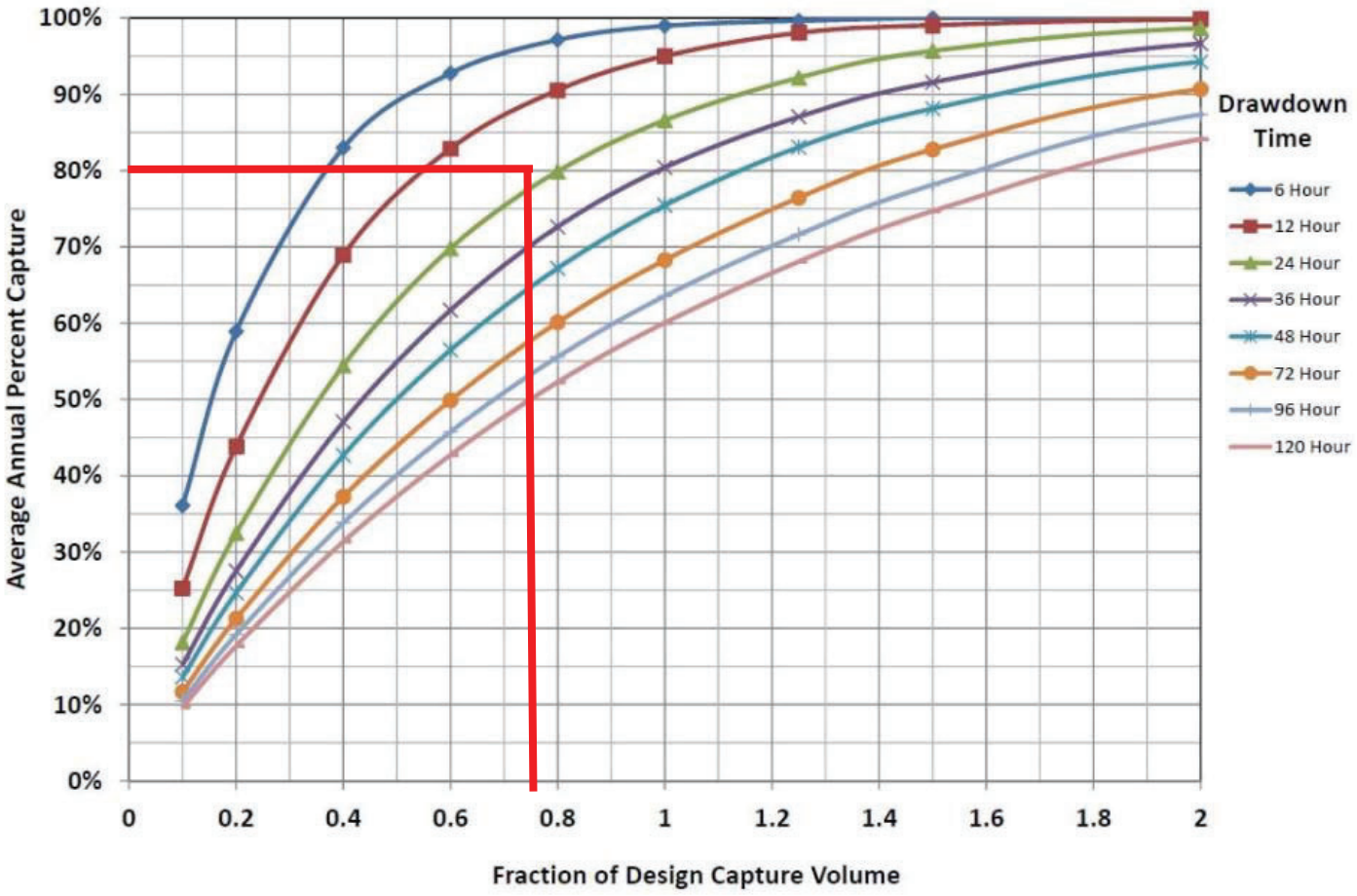


Figure B.4-1: Percent Capture Nomograph

6-HR 0.37	17-HR 0.65	28-HR 0.86	39-HR 1.01
7-HR 0.40	18-HR 0.67	29-HR 0.87	40-HR 1.03
8-HR 0.43	19-HR 0.69	30-HR 0.89	41-HR 1.04
9-HR 0.46	20-HR 0.71	31-HR 0.90	42-HR 1.06
10-HR 0.48	21-HR 0.74	32-HR 0.91	43-HR 1.07
11-HR 0.51	22-HR 0.76	33-HR 0.93	44-HR 1.08
12-HR 0.54	23-HR 0.78	34-HR 0.94	45-HR 1.10
13-HR 0.56	24-HR 0.8	35-HR 0.96	46-HR 1.11
14-HR 0.58	25-HR 0.81	36-HR 0.97	47-HR 1.13
15-HR 0.61	26-HR 0.83	37-HR 0.98	48-HR 1.14
16-HR 0.63	27-HR 0.84	38-HR 1.00	

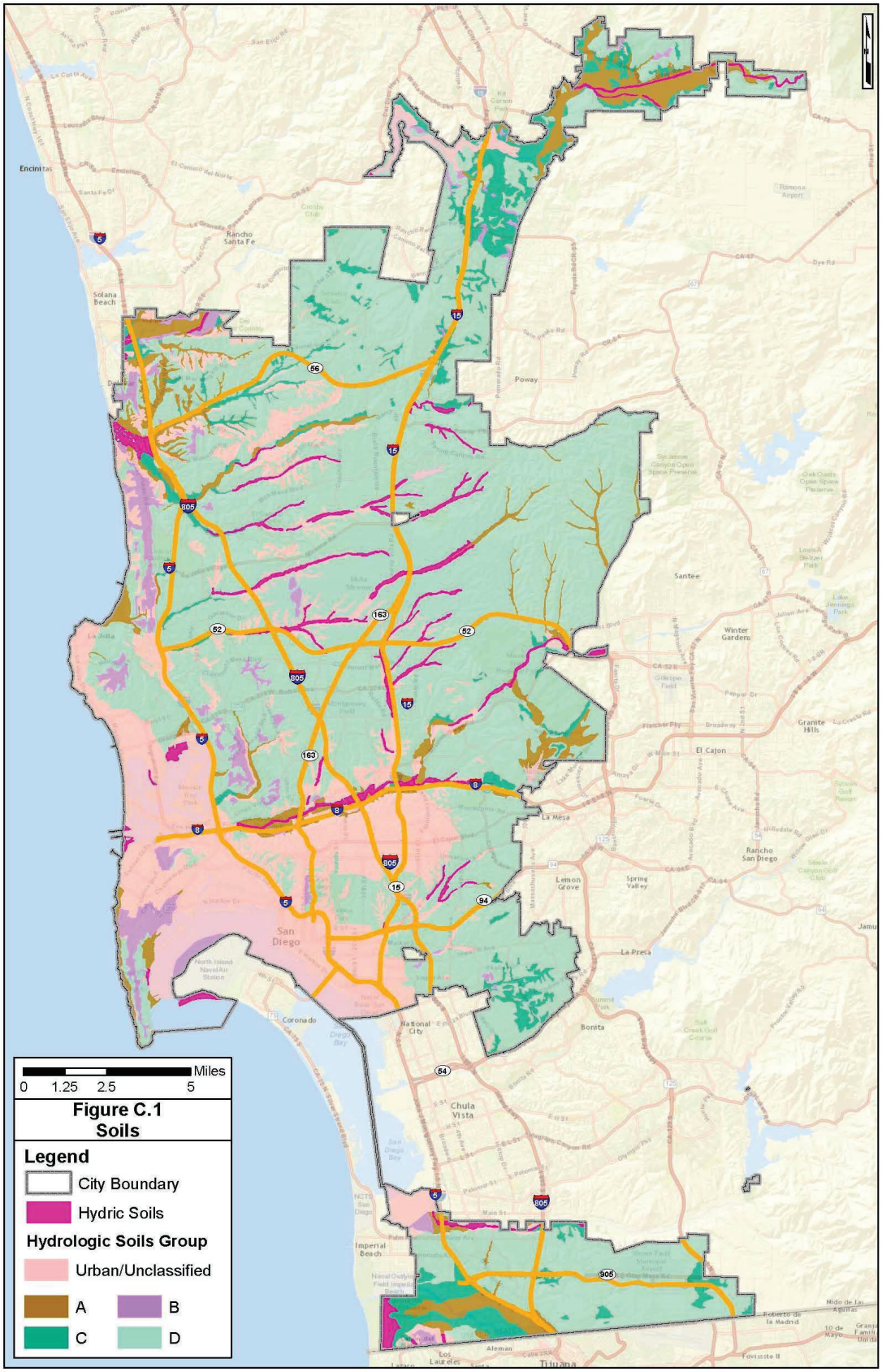


Figure C.4-1: Soils Exhibit

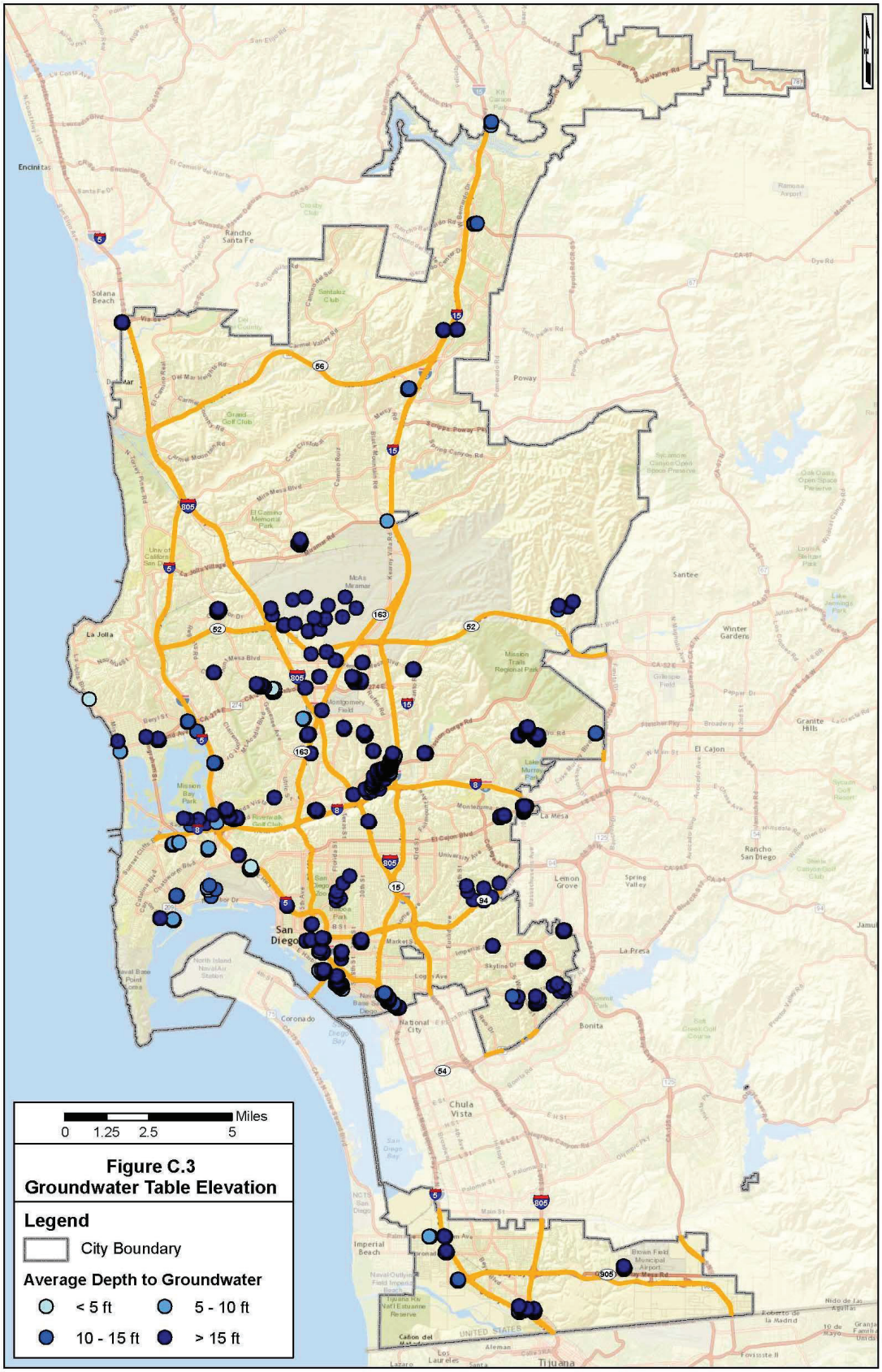
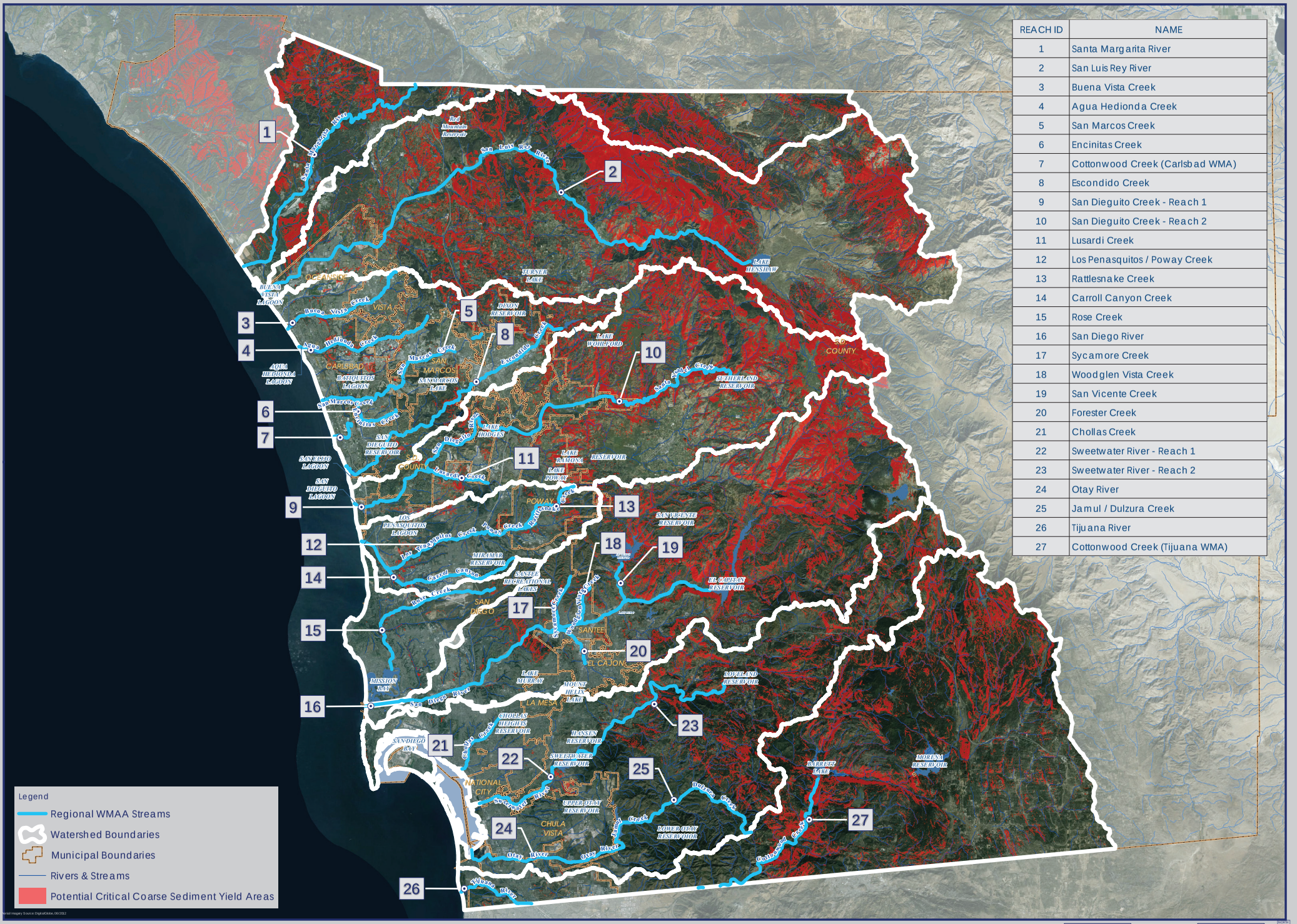


Figure C.4-3 : Groundwater Table Elevation Exhibit



REACH ID	NAME
1	Santa Margarita River
2	San Luis Rey River
3	Buena Vista Creek
4	Agua Hedionda Creek
5	San Marcos Creek
6	Encinitas Creek
7	Cottonwood Creek (Carlsbad WMA)
8	Escondido Creek
9	San Dieguito Creek - Reach 1
10	San Dieguito Creek - Reach 2
11	Lusardi Creek
12	Los Penasquitos / Poway Creek
13	Rattlesnake Creek
14	Carroll Canyon Creek
15	Rose Creek
16	San Diego River
17	Sycamore Creek
18	Woodglen Vista Creek
19	San Vicente Creek
20	Forester Creek
21	Chollas Creek
22	Sweetwater River - Reach 1
23	Sweetwater River - Reach 2
24	Otay River
25	Jamul / Dulzura Creek
26	Tijuana River
27	Cottonwood Creek (Tijuana WMA)

Potential Critical Coarse Sediment Yield Areas

Regional San Diego County Watersheds

Exhibit Date: Sept. 8, 2014

Geosyntec consultants

RICK ENGINEERING COMPANY

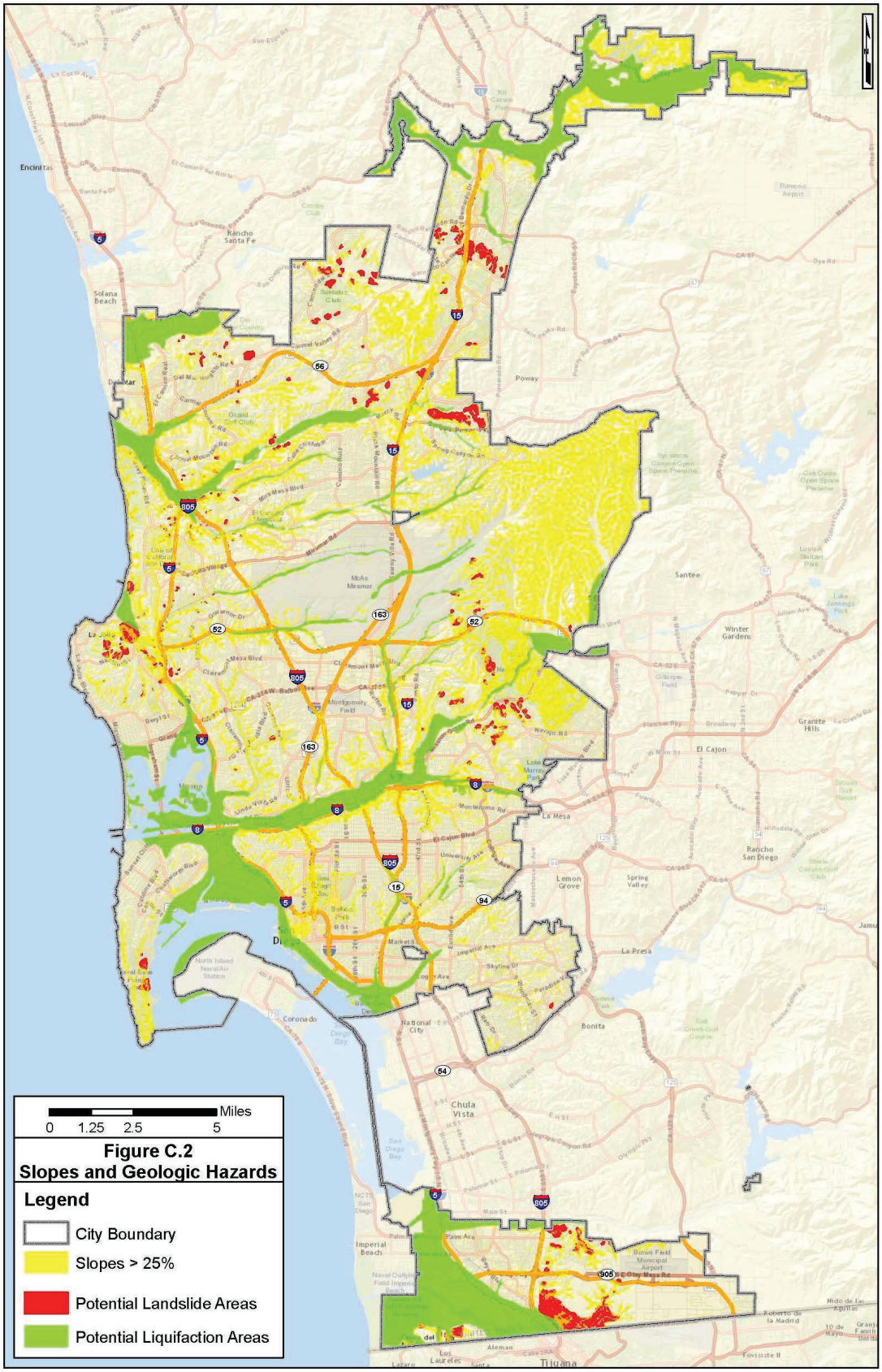
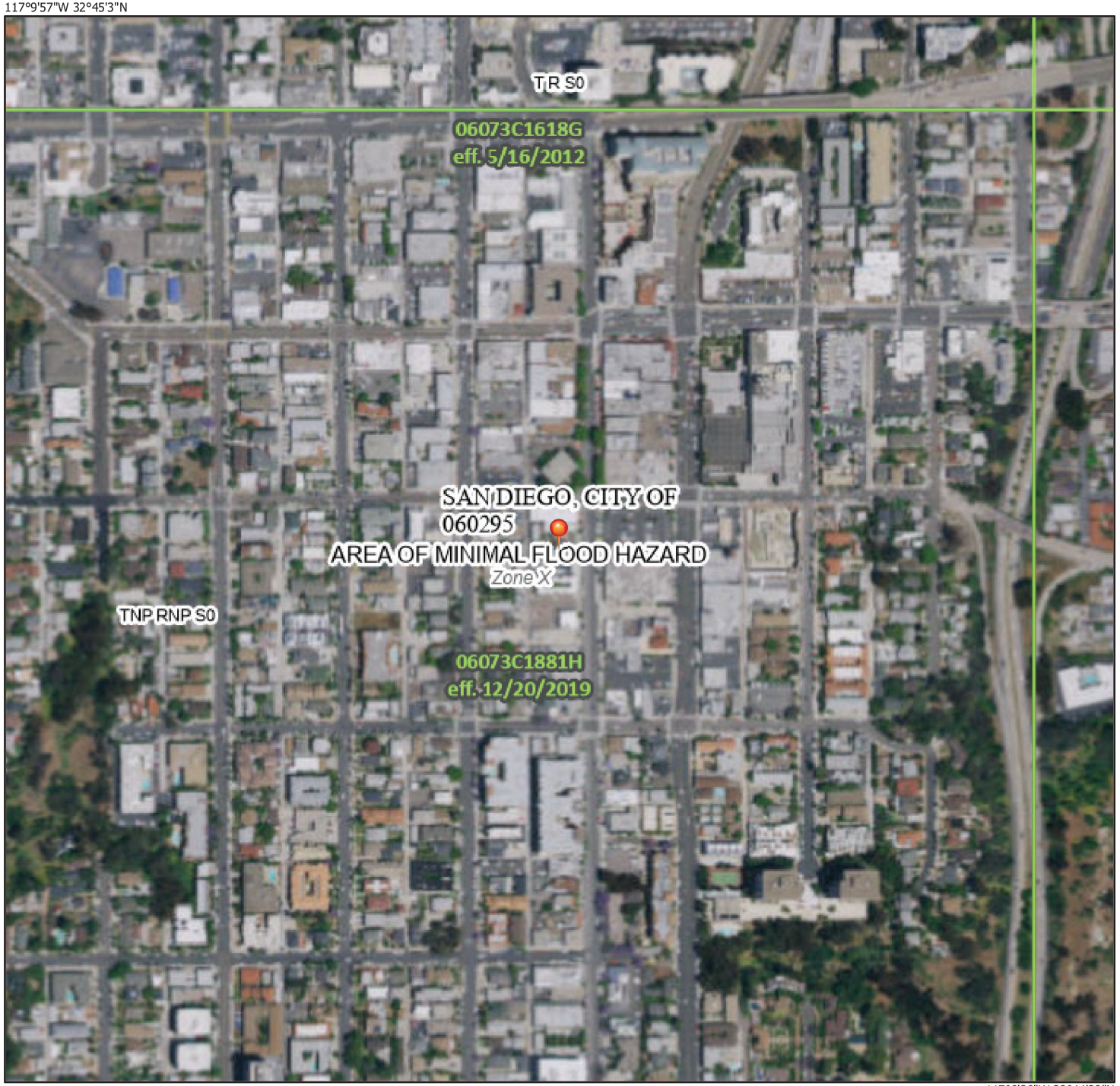


Figure C.4-2 : Slopes and Geologic Hazards Exhibit

National Flood Hazard Layer FIRMette

FEMA



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/16/2021 at 6:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ATTACHMENT 3
STRUCTURAL BMP MAINTENANCE INFORMATION

This is the cover sheet for Attachment 3.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Project Name: 3774 5th Ave.

Indicate which Items are Included:

Attachment Sequence	Contents	Checklist
Attachment 3a	Structural BMP Maintenance Thresholds and Actions (Required)	☐ Included See Structural BMP Maintenance Information Checklist.
Attachment 3b	Maintenance Agreement (Form DS-3247) (when applicable)	◘ Included ◘ Not Applicable

Project Name: 3774 5th Ave.

Use this checklist to ensure the required information has been included in the Structural BMP Maintenance Information Attachment:

Preliminary Design / Planning / CEQA level submittal:

- Attachment 3a must identify:
  - × Typical maintenance indicators and actions for proposed structural BMP(s) based on Section 7.7 of the BMP Design Manual
- Attachment 3b is not required for preliminary design / planning / CEQA level submittal.

Final Design level submittal:

Attachment 3a must identify:

- ☐ Specific maintenance indicators and actions for proposed structural BMP(s). This shall be based on Section 7.7 of the BMP Design Manual and enhanced to reflect actual proposed components of the structural BMP(s)
- ☐ How to access the structural BMP(s) to inspect and perform maintenance
- ☐ Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds)
- ☐ Manufacturer and part number for proprietary parts of structural BMP(s) when applicable
- ☐ Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP)
- ☐ When applicable, frequency of bioretention soil media replacement
- ☐ Recommended equipment to perform maintenance
- ☐ When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management

Attachment 3b: For private entity operation and maintenance, Attachment 3b must include a Storm Water Management and Discharge Control Maintenance Agreement (Form DS-3247). The following information must be included in the exhibits attached to the maintenance agreement:

- ☐ Vicinity map
- ☐ Site design BMPs for which DCV reduction is claimed for meeting the pollutant control obligations.
- ☐ BMP and HMP location and dimensions
- ☐ BMP and HMP specifications/cross section/model
- ☐ Maintenance recommendations and frequency
- ☐ LID features such as (permeable paver and LS location, dim, SF).

THE CITY OF SAN DIEGO
RECORDING REQUESTED BY:
THE CITY OF SAN DIEGO
AND WHEN RECORDED MAIL

Click or tap here to enter text.
Click or tap here to enter text.
Click or tap here to enter text.

(THIS SPACE IS FOR THE RECORDER'S USE ONLY)

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT

APPROVAL NUMBER:	ASSESSOR'S PARCEL NUMBER:	PROJECT NUMBER:
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

This agreement is made by and between the City of San Diego, a municipal corporation [City] and Click or tap here to enter text.

the owner or duly authorized representative of the owner [Property Owner] of property located at:
Click or tap here to enter text.

(PROPERTY ADDRESS)

and more particularly described as: Click or tap here to enter text.

(LEGAL DESCRIPTION OF PROPERTY)

in the City of San Diego, County of San Diego, State of California.

Property Owner is required pursuant to the City of San Diego Municipal Code, Chapter 4, Article 3, Division 3, Chapter 14, Article 2, Division 2, and the Land Development Manual, Storm Water Standards to enter into a Storm Water Management and Discharge Control Maintenance Agreement [Maintenance Agreement] for the installation and maintenance of Permanent Storm Water Best Management Practices [Permanent Storm Water BMP's] prior to the issuance of construction permits. The Maintenance Agreement is intended to ensure the establishment and maintenance of Permanent Storm Water BMP's onsite, as described in the attached exhibit(s), the project's Storm Water Quality Management Plan [SWQMP] and Grading and/or Improvement Plan Drawing No(s), or Building Plan Project No(s): Click or tap here to enter text.

Property Owner wishes to obtain a building or engineering permit according to the Grading and/or Improvement Plan Drawing No(s) or Building Plan Project No(s): Click or tap here to enter text.

Continued on Page 2

Project Name: 3774 5th Ave.

NOW, THEREFORE, the parties agree as follows:

1. Property Owner shall have prepared, or if qualified, shall prepare an Operation and Maintenance Procedure [OMP] for Permanent Storm Water BMP's, satisfactory to the City, according to the attached exhibit(s), consistent with the Grading and/or Improvement Plan Drawing No(s), or Building Plan Project No(s):Click or tap here to enter text..

2. Property Owner shall install, maintain and repair or replace all Permanent Storm Water BMP's within their property, according to the OMP guidelines as described in the attached exhibit(s), the project's WQTR and Grading and/or Improvement Plan Drawing No(s), or Building Plan Project No(s)Click or tap here to enter text..

3. Property Owner shall maintain operation and maintenance records for at least five (5) years. These records shall be made available to the City for inspection upon request at any time.

This Maintenance Agreement shall commence upon execution of this document by all parties named hereon, and shall run with the land.

Executed by the City of San Diego and by Property Owner in San Diego, California.

See Attached Exhibits(s):Click or tap here to enter text.

(Owner Signature)

Click or tap here to enter text.

(Print Name and Title)

Click or tap here to enter text.

(Company/Organization Name)

Click or tap to enter a date.

(Date)

THE CITY OF SAN DIEGO

APPROVED:

(City Control engineer Signature

(Print Name)

(Date)

NOTE: ALL SIGNATURES MUST INCLUDE NOTARY ACKNOWLEDMENTS PER CIVIL CODE SEC. 1180 ET.SEQ

ATTACHMENT 4
COPY OF PLAN SHEETS SHOWING PERMANENT STORM WATER BMPS

This is the cover sheet for Attachment 4.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Project Name: 3774 5th Ave.

Use this checklist to ensure the required information has been included on the plans:

The plans must identify:

- ☐ Structural BMP(s) with ID numbers matching Form I-6 Summary of PDP Structural BMPs
- ☐ The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit
- ☐ Details and specifications for construction of structural BMP(s)
- ☐ Signage indicating the location and boundary of structural BMP(s) as required by the City Engineer
- ☐ How to access the structural BMP(s) to inspect and perform maintenance
- ☐ Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds)
- ☐ Manufacturer and part number for proprietary parts of structural BMP(s) when applicable
- ☐ Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP)
- ☐ Recommended equipment to perform maintenance
- ☐ When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management
- ☐ Include landscaping plan sheets showing vegetation requirements for vegetated structural BMP(s)
- ☐ All BMPs must be fully dimensioned on the plans
- ☐ When propritery BMPs are used, site specific cross section with outflow, inflow and model number shall be provided. Broucher photocopies are not allowed.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.

2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OF HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.

3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.

4. *IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.*

5. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.

6. *"PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.*

7. *DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.*

8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPPING DAMAGED DURING CONSTRUCTION.

9. *PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD ENGINEERING DIVISION (858) 627-3200.*

10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.

11. *CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.*

12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.

13. AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123.

14. "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.

15. MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.

16. *CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4, "RED-LINES AND RECORD DOCUMENTS."*

17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.

18. *CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALLY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.*

19. *THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.*

20. *PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.*

21. *UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.*

22. *MONUMENT PRESERVATION CERTIFICATION*
THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. PRIOR TO PERMIT ISSUANCE THE PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, IF APPLICABLE.

- ☐ *NO SURVEY MONUMENTS EXIST NEAR THE AREA OF CONSTRUCTION*
- ☐ *SURVEY MONUMENTS EXISTING IN OR NEAR CONSTRUCTION WILL BE PROTECTED IN PLACE*
- ☐ *PRECONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS TO BE DESTROYED DURING CONSTRUCTION*
  CORNER RECORD #_____ OR RECORD OF SURVEY #_____
- ☐ *POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.*
  CORNER RECORD #_____ OR RECORD OF SURVEY #_____

LABIB FUNK + ASSOCIATES
319 MAIN STREET, EL SEGUNDO, CA, 90245
(213) 239-9700
FRANK.LAROCCA@LABIBFUNK.COM

FRANK LAROCCA	*C75121*	*12-31-23*	*12-17-21*
NAME	*R.C.E. NO.*	*EXP.*	*DATE*

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.

2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET C210 FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.

2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

PRIVATE WATER AND WASTEWATER*

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.
APPROVAL NO.:_____

GRADING + GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:

REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION, PROPOSED FIFTH AVENUE MIXED USE PROJECT
3774 5TH AVE., SAN DIEGO, CA, 92103, PREPARED BY Partner Assessment Corporation.
10-25-2021, JOB NO. 21-337285.2

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.

4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

FRANK LAROCCA	C75121 P.E.	DATE
MATTHEW MARCUS	P.G.	DATE

Partner Assessment Corporation
2154 S Torrance Blvd, San Diego, CA, 90501
(800) 419-4923

LABIB FUNK + ASSOCIATES
319 MAIN STREET, EL SEGUNDO, CA, 90245
(213) 239-9700

*IF THE PROFESSIONAL ENGINEER (P.E. OR G.E.) AND PROFESSIONAL GEOLOGIST (P.G. OR C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

LABIB FUNK + ASSOCIATES
319 MAIN STREET, EL SEGUNDO, CA, 90245
PH: (213) 239-9700
FRANK.LAROCCA@LABIBFUNK.COM

FRANK LAROCCA	C75121	EXP. 12-31-23	12-17-21
NAME	R.C.E. NO.	EXP. XX-XX-XX	DATE

GRADING QUANTITIES

GRADED AREA_____ .31 [ACRES] MAX. CUT DEPTH 16.3 [FT]
CUT QUANTITIES_____ 6,471 [CYD] MAX CUT SLOPE RATIO (2:1MAX)
FILL QUANTITIES_____ 0 [CYD] MAX. FILL DEPTH 0 [FT]
IMPORT/EXPORT_____ 6,471 [CYD] MAX FILL SLOPE RATIO (2:1MAX)

NOTE: 5 FEET OR MORE OF CUT/FILL MEASURED VERTICALLY THAT IS NOT DIRECTLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT PER SDMC 129.0602. ADDITIONALLY, 5 FT OR MORE OF FILL MEASURED VERTICALLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT PER SDMC 129.0603.

THIS PROJECT PROPOSES TO EXPORT 6,471 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

TOTAL DISTURBANCE AREA_____ 0.312 [ACRES]
EXISTING AMOUNT OF IMPERVIOUS AREA_____ 0.316 [ACRES]
PROPOSED AMOUNT OF OF "CREATED" IMPERVIOUS AREA_____ 0.000 [ACRES]
PROPOSED AMOUNT OF OF "REPLACED" IMPERVIOUS AREA_____ 0.268 [ACRES]
TOTAL IMPERVIOUS AREA_____ 0.268 [ACRES]

NOTE: IMPERVIOUS AREA MAY INCLUDE: ROOFTOP, CONCRETE PAVEMENT, DECK, BRICK, SOLAR PANELS, ETC.

GEOTECHNICAL ENGINEER STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFIRMS TO RECOMMENDATIONS OF SOILS ENGINEER / GEOLOGIC REPORTS DATED OCTOBER 25TH, 2021.

SIGNATURE DATE STAMP

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 7 AND 8 IN BLOCK 6 OF NUTTS ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 628, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 8, 1890.

APN: 452-056-13-00

PARCEL B:

LOTS 9 AND 10 IN BLOCK 6 OF NUTTS ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 628, FILES IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 8, 1890.

APN: 452-056-14-00

ASSESSORS PARCEL NUMBER

452-056-13-00 & 452-056-14-00

VICINITY MAP
NOT TO SCALE

PERMANENT POST-CONSTRUCTION BMP NOTES

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

2. *ANY MODIFICATION(S) TO THE PERMANENT POST CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.*

EASEMENTS

NO EASEMENTS WERE LOCATED ON THE PROPERTY.

STORM WATER REQUIREMENTS

1. THIS PROJECT IS SUBJECT TO MUNICIPAL CODE SECTION 4303 AND ORDER NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100

2. ALL WORK RELATED TO POST-CONSTRUCTION STORMWATER QUALITY SHALL BE IN ACCORDANCE WITH THE STORM WATER QUALITY MANAGEMENT PLAN ENTITLED. PROJECT NAME: 3774 5TH AVE.; APPLICANT: LABIB FUNK + ASSOCIATES, PROJECT ADDRESS: 3774 5TH AVE, SAN DIEGO, CA, 92103, PREPARED BY: LABIB FUNK + ASSOCIATES, DATED 12-17-2021.

3. POST-CONSTRUCTION *BMPS ARE REQUIRED, SEE SHEET(S) C300.*

CONSTRUCTION STORM WATER PROTECTION NOTES

1. TOTAL SITE DISTURBANCE AREA (ACRES) 0.352

HYDROLOGIC UNIT / WATERSHED HYDROLOGIC: SAN DIEGO BAY

HYDRAULIC SUB AREA NAME AND NUMBER: SAN DIEGO MESA HSA, 908.21

2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE

☒ WPCP

THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS.

☐ SWPPP

THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ

TRADITIONAL: RISK LEVEL ☐ 1 ☐ 2 ☐ 3
LUP RISK LEVEL ☐ 1 ☐ 2 ☐ 3

WDID NO: _____

3. CONSTRUCTION SITE PRIORITY

ASBS	HIGH	MEDIUM	LOW
☐	☐	☐	☒

SHEET INDEX

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.: XXXXXXX

O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER

BMP DESCRIPTION	*INSPECTION FREQUENCY*	*MAINTENANCE FREQUENCY*	*MAINTENANCE METHOD*	*QUANTITY*	*INCLUDED IN O&M MANUAL* YES	NO	*SHEET NUMBER(S)*
SITE DESIGN ELEMENTS							
MINIMIZE IMPERVIOUS AREA	*N/A*	*N/A*	*N/A*	*N/A*		☒	*N/A*
MINIMIZE SOIL COMPACTION	*N/A*	*N/A*	*N/A*	*N/A*		☒	*N/A*
IMPERVIOUS AREA DISPERSION	*N/A*	*N/A*	*N/A*	*N/A*		☒	*N/A*
RUNOFF COLLECTION	*ANNUALLY*	*ANNUALLY*	*VISUAL INSPECTION*	*13,857 SF*		☒	
LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	*WEEKLY*	*WEEKLY*	*VISUAL INSPECTION*	*696 SF*		☒	*N/A*
SOURCE CONTROL ELEMENTS							
STORM DRAIN STENCILING	*ANNUALLY*	*ANNUALLY*	*VISUAL INSPECTION*	*1 PC*		☒	*C300*
PROTECTION OF MATERIAL STORAGE AREAS	*N/A*	*N/A*	*N/A*	*N/A*		☒	
PROTECTION OF TRASH STORAGE	*WEEKLY*	*WEEKLY*	*VISUAL INSPECTION*	*N/A*		☒	
LANDSCAPE AREA	*WEEKLY*	*WEEKLY*	*VISUAL INSPECTION*	*696 SF*		☒	*C210 & C220*
PERVIOUS PAVERS AREA	*N/A*	*N/A*	*N/A*	*N/A*		☒	
GREEN ROOF AREA	*ANNUALLY*	*ANNUALLY*	*VISUAL INSPECTION*	*N/A*		☒	
POLLUTANT CONTROL BMP(S)							
PLANTER BOX BF-1	*ANNUALLY*	*ANNUALLY*	*VISUAL INSPECTION*	*N/A*		☒	*C300*
DRYWELL DW-1	*ANNUALLY*	*ANNUALLY*	*VISUAL INSPECTION*	*1 PC*		☒	*C300*
HMP FACILITY (IF SEPARATE)							
HMP EXEMPT							

1-800-227-2600
CALL USA/SC FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

LFA Labib Funk + Associates Burnett + Young Structural Civil Engineers

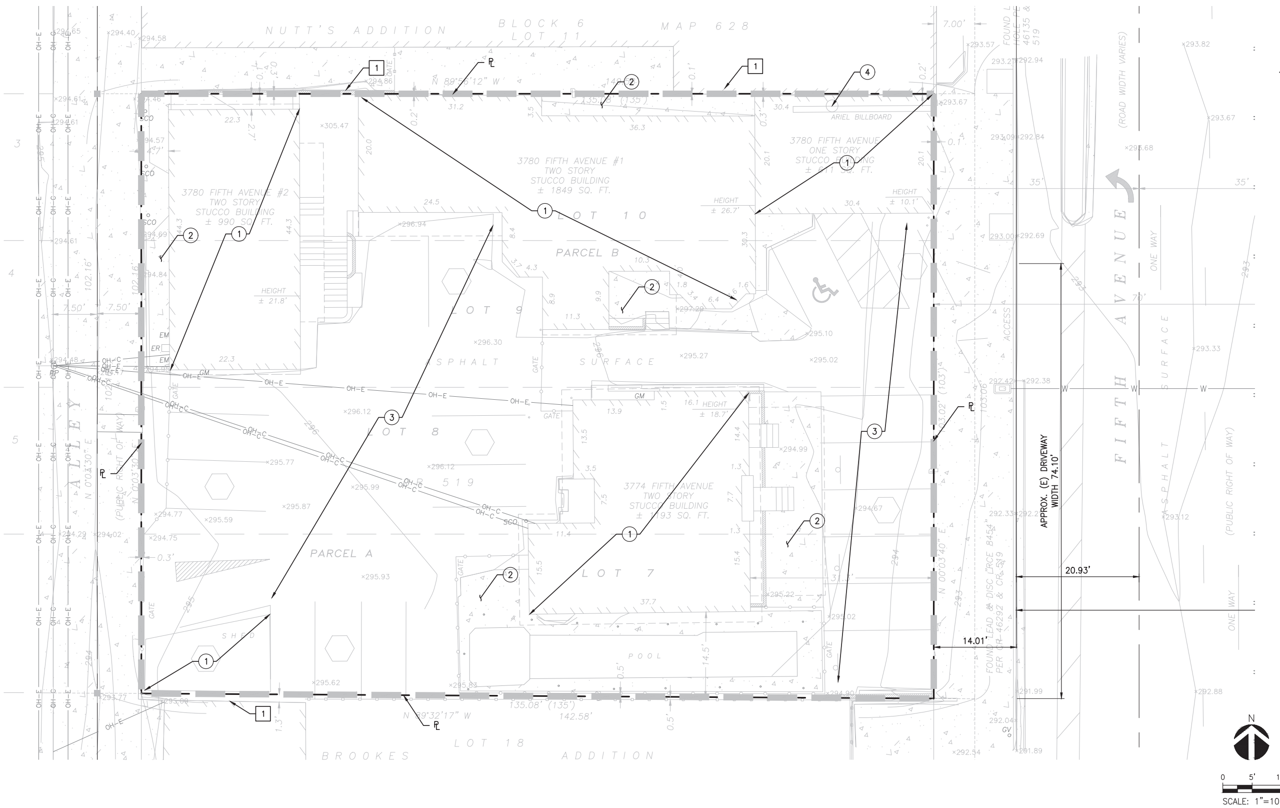
Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER FRANK S. JOSEPH LAROCCA No. C75121 Exp. 12/31/2023 CIVIL STATE OF CALIFORNIA
SIGN DATE 08/22/2022

REVISION	NO
TBD SDP SUBMITTAL	

Date: 08/22/22
Scale: AS NOTED
By: KP
Project No: 2124
Page No: C-0.00



LEGEND

LIMIT LINE OF DEMOLITION

DEMOLITION NOTES

PROTECT-IN-PLACE

1. PROTECT-IN-PLACE EXISTING BUILDING AND SITE WALLS FROM NEIGHBORING PROPERTIES.

REMOVE & DEMOLISH

1. DEMOLISH EXISTING BUILDINGS. SEE DEMOLITION NOTES BELOW.
2. REMOVE EXISTING CONCRETE SIDEWALKS.
3. REMOVE EXISTING PARKING AC PAVING. SEE DEMOLITION NOTES BELOW.
4. REMOVE EXISTING BILLBOARD.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

LFA
Labib Funk + Associates
Structural | Civil Engineers
Burnett + Young
Shoring Engineers

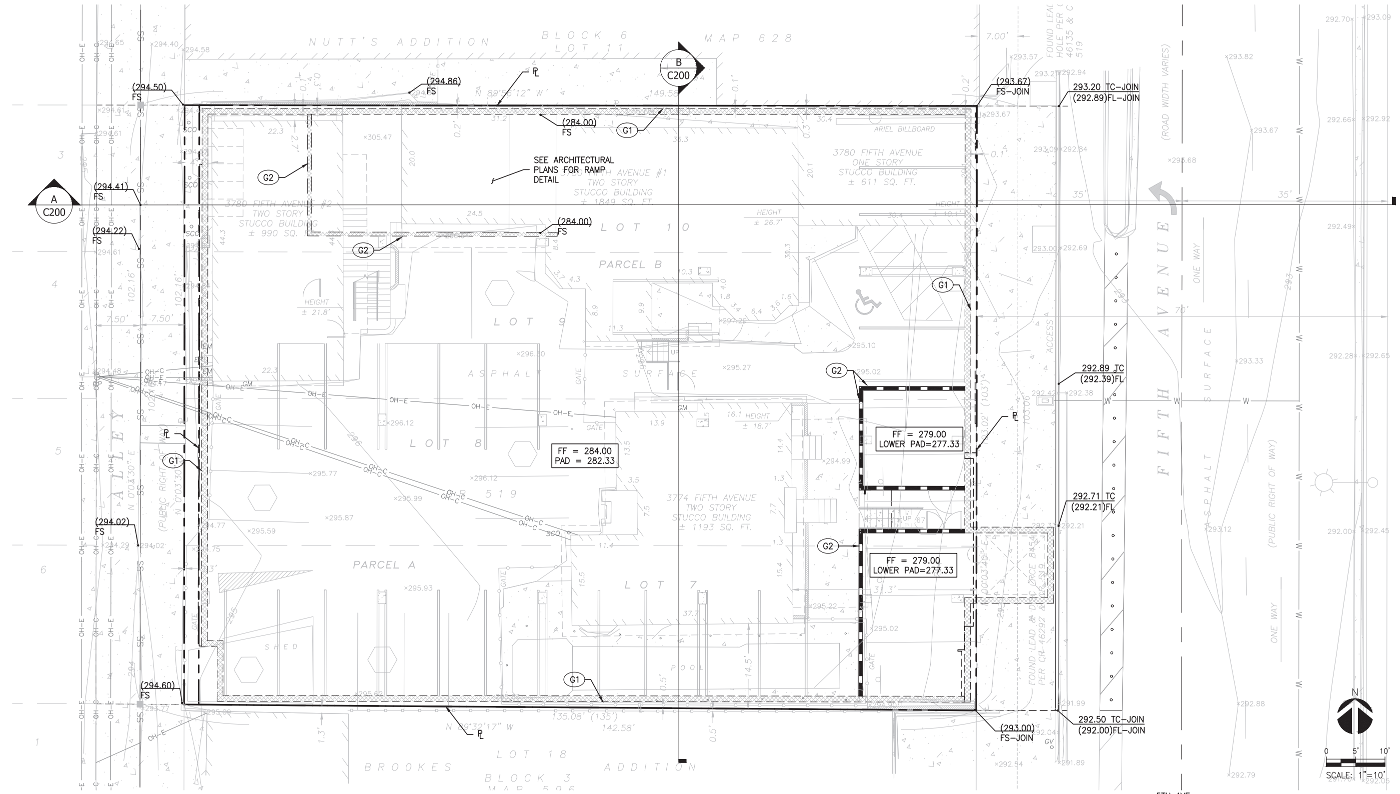
Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

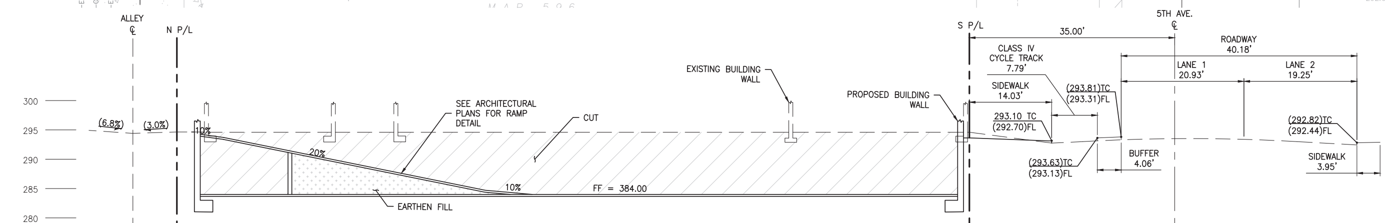
DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER
FRANCIS JOSEPH LAROCCA
No. C75121
Exp. 12/31/2023
CIVIL
STATE OF CALIFORNIA
SIGN DATE 08/22/2022

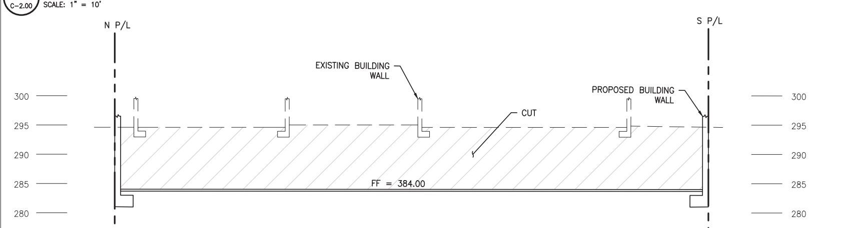
REVISION	NO
TBD SDP SUBMITTAL	

Date: 08/22/22
Scale: AS NOTED
By: KP
Project No: 2124
Page No: C-1.10





A SECTION A
SCALE: 1" = 10'



B SECTION B
SCALE: 1" = 10'

LEGEND

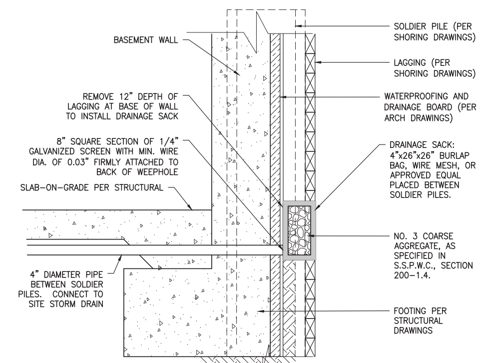
- PROPERTY LINE
- CONCRETE PAVING
- PLANTER AREA
- BASEMENT BUILDING WALL
- RETAINING WALL (PER STRUCTURAL PLANS)
- SHORING WALL
- STRUCTURAL DECK (SHOWN FOR REFERENCE)

FOUNDATION DRAINAGE NOTES

- G1 INSTALL FOUNDATION WALL DRAINAGE 1, HEREON.
- G2 INSTALL FOUNDATION WALL DRAINAGE PER DETAIL 2, HEREON.

NOTES:

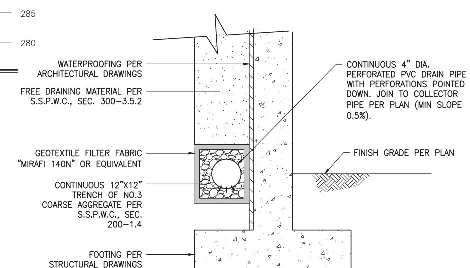
1. ALL WORK WITHIN PUBLIC RIGHT OF WAY SHOWN FOR COORDINATION PURPOSES. CONSTRUCTION FOR ALL OFF-SITE IMPROVEMENTS PER SEPARATE PERMIT.
2. ROUGH GRADE ASSUMES PAD IS 20" BELOW FINISH FLOOR (8" SLAB, + 12" BASE). SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR FINAL SLAB ELEVATIONS AND FOUNDATION DETAILS.
3. REMOVAL AND RECOMPACTION IS PER THE GEOTECHNICAL RECOMMENDATIONS STATED IN THE REPORT (5 FOOT VERTICAL DOWN TO EXISTING FILL).
4. STOCKPILING OF EXCAVATED MATERIAL SHALL NOT BE ALLOWED ADJACENT TO OPEN EXCAVATIONS.



NOTES:

1. FOUNDATION WALL DRAINAGE SHALL ADHERE TO THE LATEST BUILDING ADMINISTRATIVE CODES.

1 FOUNDATION WALL DRAINAGE FOR SHORED CONDITION(BACK LAGGED)
N.T.S.



2 FOUNDATION WALL DRAINAGE
N.T.S.

LFA
Labib Funk + Associates
Structural | Civil Engineers
Burnett + Young
Shoring Engineers

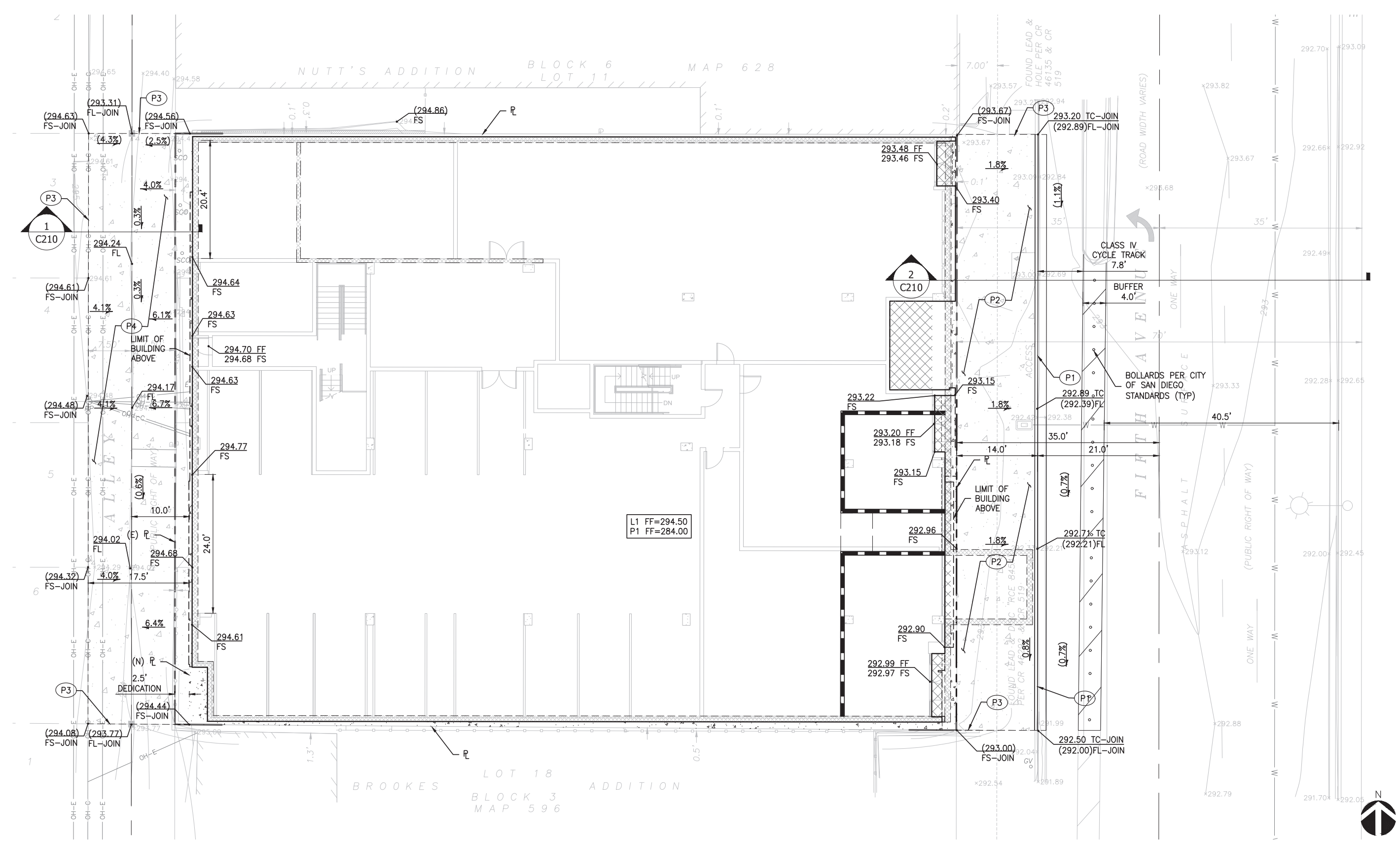
Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

ROUGH GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER · FRANCIS JOSEPH LAROCCA · No. C75121 · Exp. 12/31/2023 · CIVIL · STATE OF CALIFORNIA
SIGN DATE 08/22/2022

REVISION	NO
TBD SDP SUBMITTAL	

Date: 08/22/22
Scale: AS NOTED
By: KP
Project No: 2124
Page No: C-2.00



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- PLANTER AREA
- BASEMENT BUILDING WALL
- RETAINING WALL (PER STRUCTURAL PLANS)
- SHORING WALL
- STRUCTURAL DECK (SHOWN FOR REFERENCE)
- LIMITS OF BUILDING ABOVE

CONSTRUCTION NOTES

(P1) CONSTRUCT 6" CONCRETE CURB AND GUTTER PER CITY OF SAN DIEGO STANDARD PLAN SDG-151.

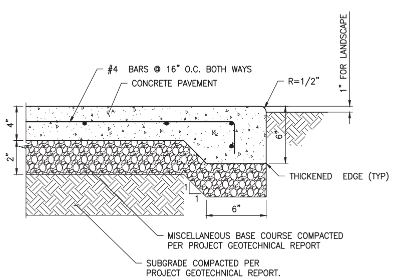
(P2) REMOVE AND REPLACE EXISTING SIDEWALK PER CITY OF SAN DIEGO STANDARD PLAN SDG-156.

(P3) SAWCUT TO LIMIT AS SHOWN.

(P4) REMOVE AND REPLACE CONCRETE ALLEY PER CITY OF SAN DIEGO STANDARD PLAM SDG-121.

NOTES:

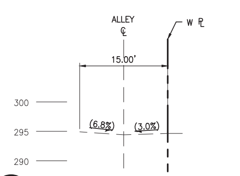
1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
3. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.



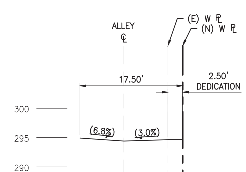
NOTES:

1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.

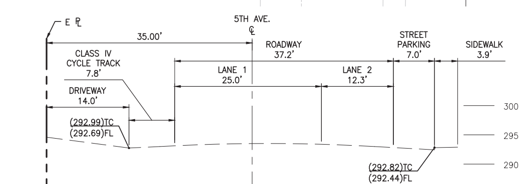
1 (C-2.10) CONCRETE WALK SECTION
N.T.S.



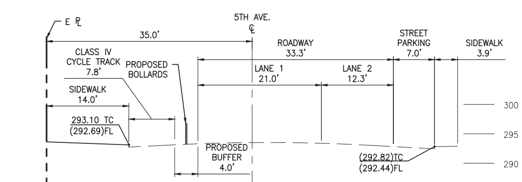
1A (C-2.10) EXISTING CONDITION – ALLEY
SCALE: 1" = 10'



1B (C-2.10) PROPOSED CONDITION – ALLEY
SCALE: 1" = 10'



2A (C-2.10) EXISTING CONDITION – 5TH AVE
SCALE: 1" = 10'



2B (C-2.10) PROPOSED CONDITION – 5TH AVE
SCALE: 1" = 10'

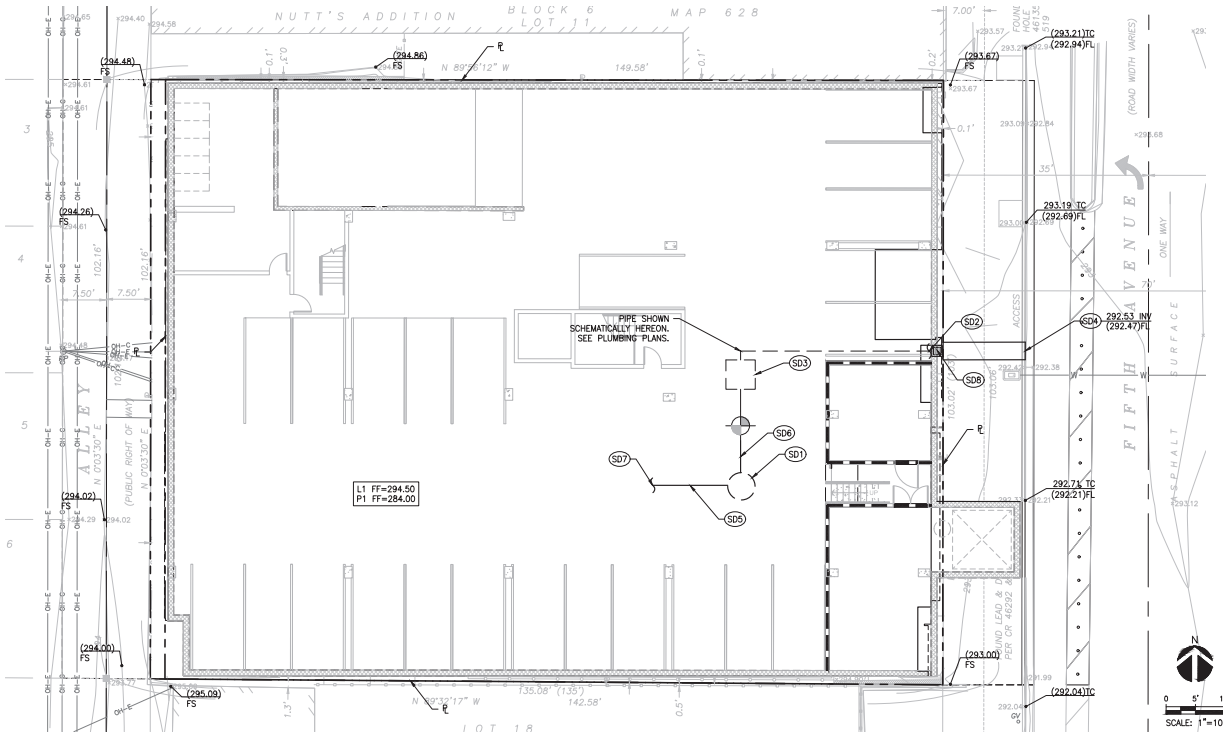
Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER – FRANCIS JOSEPH LAROCCA – No. C75121 – Exp. 12/31/2023 – CIVIL – STATE OF CALIFORNIA
SIGN DATE 08/22/2022

REVISION	NO
TBD SDP SUBMITTAL	

Date: 08/22/22
Scale: AS NOTED
By: KP
Project No: 2124
Page No: C-2.10



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- PLANTER AREA
- BASEMENT BUILDING WALL
- RETAINING WALL (PER STRUCTURAL PLANS)
- LANDSCAPE AREA (PER LANDSCAPE PLANS)
- CONCRETE PAVING
- PLANTER AREA
- SD — STORM DRAIN PIPE
- AREA DRAIN

PROJECT SITE CHARACTERISTICS	
	QUANTITIES
TOTAL SITE AREA (S.F.)	13,601
TOTAL TRIBUTARY AREA (S.F.)	13,601
IMPERVIOUS AREA (S.F.)	11,679
IMPERVIOUS %	86%
TOTAL PERVIOUS AREA PROVIDED (S.F.)	1,922
85TH PERCENTILE RAINFALL DEPTH (IN)	0.52
DCV	531

CONSTRUCTION NOTES

STORM DRAIN

(SD1) INSTALL DRYWELL PER DETAIL 1, SHEET C-3.01.

(SD2) STORM DRAIN OVERFLOW POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.

(SD3) SUMP PUMP PER OTHERS. SHOWN SCHEMATICALLY HEREON.

(SD4) INSTALL SIDEWALK UNDERDRAIN PIPE PER CITY OF SAN DIEGO STANDARD DRAWING D-27.

(SD5) STORM DRAIN CONVEYANCE PIPING SHOWN FOR REFERENCE ONLY.

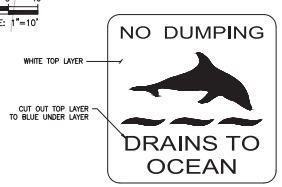
(SD6) OVERFLOW PIPE SHOWN FOR REFERENCE ONLY.

(SD7) STORM DRAIN POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION FROM ROOF DRAINS.

(SD8) INSTALL 18"X18" CATCH BASIN.

NOTES

1. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPS. SEE PLUMBING PLANS.
2. SEE SHEET C-3.01 FOR LANDSCAPE AREAS ABOVE GRADE.
3. SEE SHEET C-3.01 FOR DRYWELL CALCULATIONS.



1 C-3.00 STORM DRAIN STENCIL DETAIL
N.T.S.

Appendix B: Stormwater Pollutant Control Hydrologic Calculations and Sizing Methods

Worksheet B-1: Tabular Summary of DMAs

Tabular Summary of DMAs							Worksheet B-1		
DMA Unique Identifier	Area (acres)	Impervious Area (acres)	% Imp	HSG	Area Weighted Runoff Coefficient	DCV (cubic feet)	Treated By (BMP ID)	Pollutant Control Type	Drains to (POC ID)
DMA #1	0.31	0.27	86%	D	.90	531	DW-1	INFILTRATION	POC1
Summary of DMA Information (Must match project description and SWQMP Narrative)									
No. of DMAs	Total DMA Area (acres)	Total Impervious Area (acres)	% Imp		Area Weighted Runoff Coefficient	Total DCV (cubic feet)	Total Area Treated (acres)		No. of POCs
1	0.31	0.27	86%		.90	531	0.31		1

Where: DMA = Drainage Management Area; Imp = Imperviousness; HSG = Hydrologic Soil Group; DCV= Design Capture Volume; BMP = Best Management Practice;
POC = Point of Compliance; ID = identifier; No. = Number

A C-3.00 DRAINAGE MANAGEMENT AREAS
N.T.S.

Burnett + Young Structural Civil Engineers
LFA Labib Funk + Associates

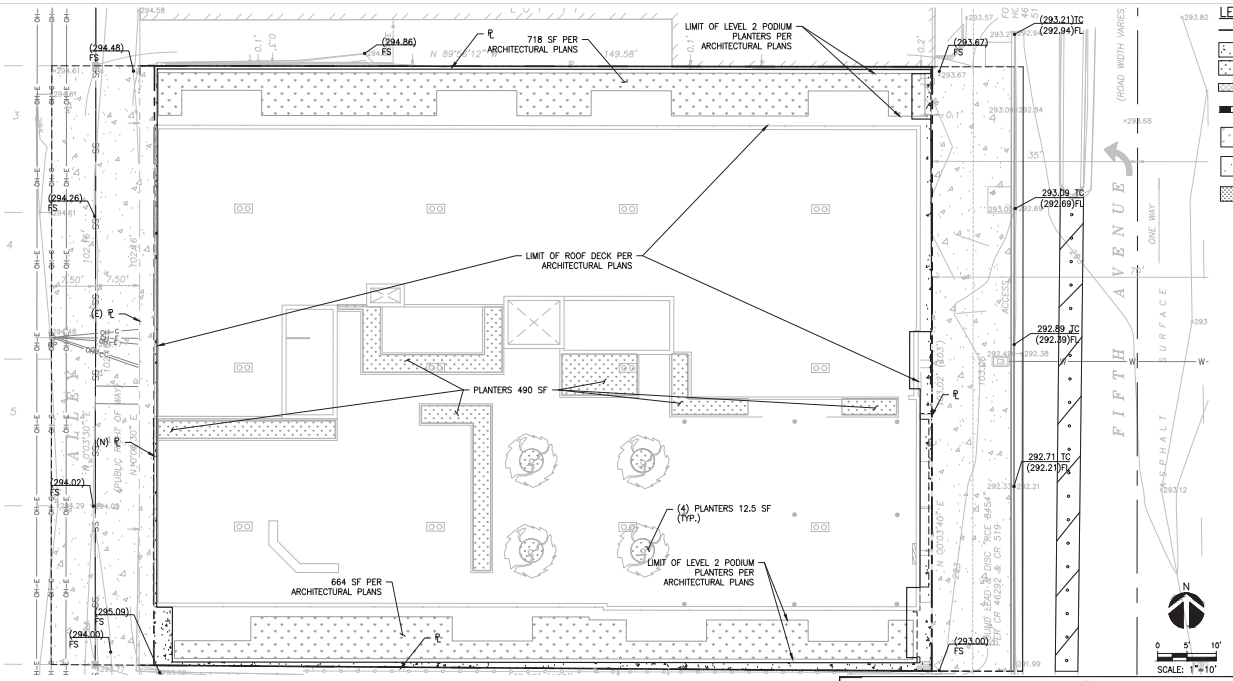
Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

SWQMP

REGISTERED PROFESSIONAL ENGINEER
FRANK S. JOSEPH LABIB
No. C75121
Exp. 12/31/2023
CIVIL
STATE OF CALIFORNIA
SIGN DATE 08/22/2022

REVISION NO
TBD
SDP SUBMITTAL

Date: 08/22/22
Scale: AS NOTED
By: KP
Project No: 2124
Page No: C-3.00



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- PLANTER AREA
- BASEMENT BUILDING WALL
- RETAINING WALL (PER STRUCTURAL PLANS)
- LANDSCAPE AREA (PER LANDSCAPE PLANS)
- CONCRETE PAVING
- PLANTER AREA

SHOWN FOR REFERENCE ONLY

SWQMP SUMMARY TABLES

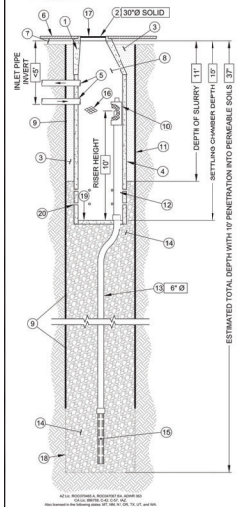
SWQMP SUMMARY		
	LEGEND	QUANTITIES
TOTAL SITE AREA (S.F.)		13,601
TOTAL IMPERVIOUS AREA (S.F.)		11,679
TOTAL PERCENT IMPERVIOUS		86%
PROPOSED CONCRETE (S.F.)		287
PROPOSED LANDSCAPE AT GRADE (S.F.)		0
PROPOSED PLANTERS, 2ND LEVEL (S.F.)		1,382
PROPOSED PLANTERS, 6TH LEVEL (S.F.)		540
TOTAL PROPOSED PERMEABLE AREA (S.F.)		1,922
RAINFALL INTENSITY (IN./HR)		4.0
DCV (C.F)		531

The MaxWell® IV

DRAINAGE SYSTEM DETAILS ANC SPECIFICATIONS

3774 5th Ave

San Diego, CA



ITEM NUMBERS

1. **MANHOLE CONE** - MODIFIED FLAT BOTTOM.
2. **BOLTED RING & COVER** - DIAMETER & TYPE AS SHOWN. CLEAN CAST IRON PRESSURIZED COVER WITH GASKET (NEENAH R-6462-HH). BOLTED. RIM ELEVATIONS 0.02' OF PLANS.
3. **STABILIZED SACKFILL** - TWO-SACK SLURRY MIX.
4. **PRE-CAST LINER** - 4000 PSI CONCRETE 48" ID, X 54" OD. **CENTER IN HOLE** AND ALIGN SECTIONS **TO MAXIMIZE BEARING SURFACE.**
5. **INLET PIPE/CUTLET PIPE** (BY OTHERS). **INLET PIPE/CUTLET PIPE (BY OTHERS).** TIONS.
6. **GRADED BASIN OR PAVING** (BY OTHERS).
7. **COMPACTED BASE MATERIAL.** IF REQUIRED (BY OTHERS).
8. **FREEBOARD DEPTH VARIES** WITH INLET PIPE ELEVATION. NCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE RISER PIPE.
9. **NON-WOVEN GEOTEXTILE SLEEVE** - MIRAFI 140 NL, MIN. 6 FT Ø. HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
10. **PUREFLO® DEBRIS SHIELD** - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 0.265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. **FUSION BONDED EPOXY COATED.**
11. **MIN. 6' Ø DRILLED SHAFT.**
12. **RISER PIPE** - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
13. **DRAINAGE PIPE** - ADS HIGHWAY GRADE OR SCH. 40 PVC WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS. DIAMETER AS NOTED.
14. **ROCK** - WASHED, SIZED BETWEEN 3/8" AND 1-1/2".
15. **FLOFAST® DRAINAGE SCREEN** - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. OVERALL LEAGTH VARIES, UP TO 120" WITH TRI-B COUPLER.
16. **ABSORBENT** - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL, 2 PER CHAMBER.
17. **FABRIC SEA,** - U.V. RESISTANT GEOTEXTILE - **TO BE REMOVED B"I CUSTOMER** AT PROJECT COMPLETION. GRATED ONLY.
18. **MIN. 6' Ø DRILLED SHAFT.**
19. **BASE SEAL** - CONCRETE SLURRY.
20. **6 PERFORATIONS MINIMUM PER FOOT, 2 ROWS MINIMUM.**

Manufactured and installed by TORRENT RESOURCES
An evolution of McGuckin Drilling
www.torrentresources.com
CALIFORNIA 909-829-0740
ARIZONA 602-269-0785

DETAIL: IV-6-SS-CA	REVISED BY: AB	USE W5 WWF AT 5" ON CENTER
DRAWN ON: 05-14-19	REVISED DATE: 05-06-22	SCALE: N.T.S

1 C-3.01 **DRYWELL DETAIL** N.T.S.

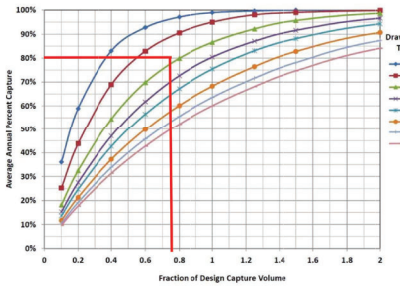


Figure B.4-1: Percent Capture Nomograph

6-HR	0.37	17-HR	0.65	28-HR	0.86	39-HR	1.01
7-HR	0.40	18-HR	0.67	29-HR	0.87	40-HR	1.03
8-HR	0.43	19-HR	0.69	30-HR	0.89	41-HR	1.04
9-HR	0.46	20-HR	0.71	31-HR	0.90	42-HR	1.06
10-HR	0.48	21-HR	0.74	32-HR	0.91	43-HR	1.07
11-HR	0.51	22-HR	0.76	33-HR	0.93	44-HR	1.08
12-HR	0.54	23-HR	0.78	34-HR	0.94	45-HR	1.10
13-HR	0.56	24-HR	0.8	35-HR	0.96	46-HR	1.11
14-HR	0.58	25-HR	0.81	36-HR	0.97	47-HR	1.13
15-HR	0.61	26-HR	0.83	37-HR	0.98	48-HR	1.14
16-HR	0.63	27-HR	0.84	38-HR	1.00		

Maxwell® IV Drainage System Calculations Preparec on May 06, 2022
Project: **3774 5th Avenue - San Diego, CA**
Contact: Gabriela Torres at Labib Funk + Associates - El Segundo, CA

TORRENT RESOURCES

Given: Drywell to be located in subterranean parking 10' bgs, all depths are -10'

Measured Infiltration Rate	1.14 in/hr
Safety Factor	2.00
Design Infiltration Rate	0.57 in/hr
Mitigated Volume	531 ft³
Required Drawdown Time	36 hours
Min. Depth to Infiltration	10 ft
Groundwater Depth for Design	90+ ft 10'-10'

Proposed:

Drywell Rock Shaft Diameter	6 ft
Drywell Chamber Depth	15 ft
Rock Porosity	40 %
Depth to Infiltration	11 ft
Drywell Bottom Depth	37 ft

Apply Safety Factor to get Design Rate.
1.14 in/hr ÷ 2 = 0.57 in/hr

Convert Design Rate from in/hr to ft/sec.
0.57 in/hr × 1 ft/12 in × 1 hr/3600 sec = 0.000013 ft/sec

A 6 foot diameter drywell provides 18.85 SF of infiltraton area per foot of depth, plus 28.27 SF at the bottom.

For a 37 foot deep drywell, infiltration occurs between 11 feet and 37 feet below grade. This provides 26 feet of infiltration depth in addition to the bottom area. Infiltration area per drywell is calculated below.
26 ft x 18.85 ft²/ft + 28.27 ft² = 518 ft²

Combine design rate with infiltration area to get flow (disposal) rate for each drywell.
0.000013 ft/sec x 518 ft² = 0.00684 ft³/sec

Volume of disposal for each drywell based on various time frames are included below.
36 hrs: 0.0068 CFS x 36 hours x 3600 sec/1 hr = 884 cubic feet of retained water disposed of.
22 hrs: 0.0068 CFS x 22 hours x 3600 sec/1 hr = 542 cubic feet of retained water disposed of.

Chamber diameter = 4 feet. Drywell rock shaft diameter = 6 feet.
Volume provided in each drywell with chamber depth of 15 feet.
15 ft x 12.57 ft² + 22 ft x 28.27 ft² x 40 % = 437 ft³

The MaxWell System is composed of 1 drywell(s).
Total volume provided = 437 ft³
Total 22 hour infiltration volume = 542 ft³
Total 36 hour infiltration volume = 884 ft³
Total infiltration flowrate = 0.00684 ft³/sec

Based on the total mitigated volume of 531 CF, the actual drawdown time is only 22 hours. Using the Capture Efficiency Method for Volume-Based, Constant Drawdown BMPs, the DCV fraction , X1, is 0.76. Taking the DCV multiplied by 0.76 = 404 CF. The storage provided in the drywell is 437 CF therefore no additional storage is required.

For any questions, please contact Alex Bennett at 213-248-4167 or via email at Alex.Bennett@Oldcastle.com

Torrent Resources (CA) Incorporated
9150 Alder Avenue
Bloomington, CA 92316
Phone 909-829-0740

LFA Labib Funk + Associates Burnett + Young Structural | Civil Engineers

Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

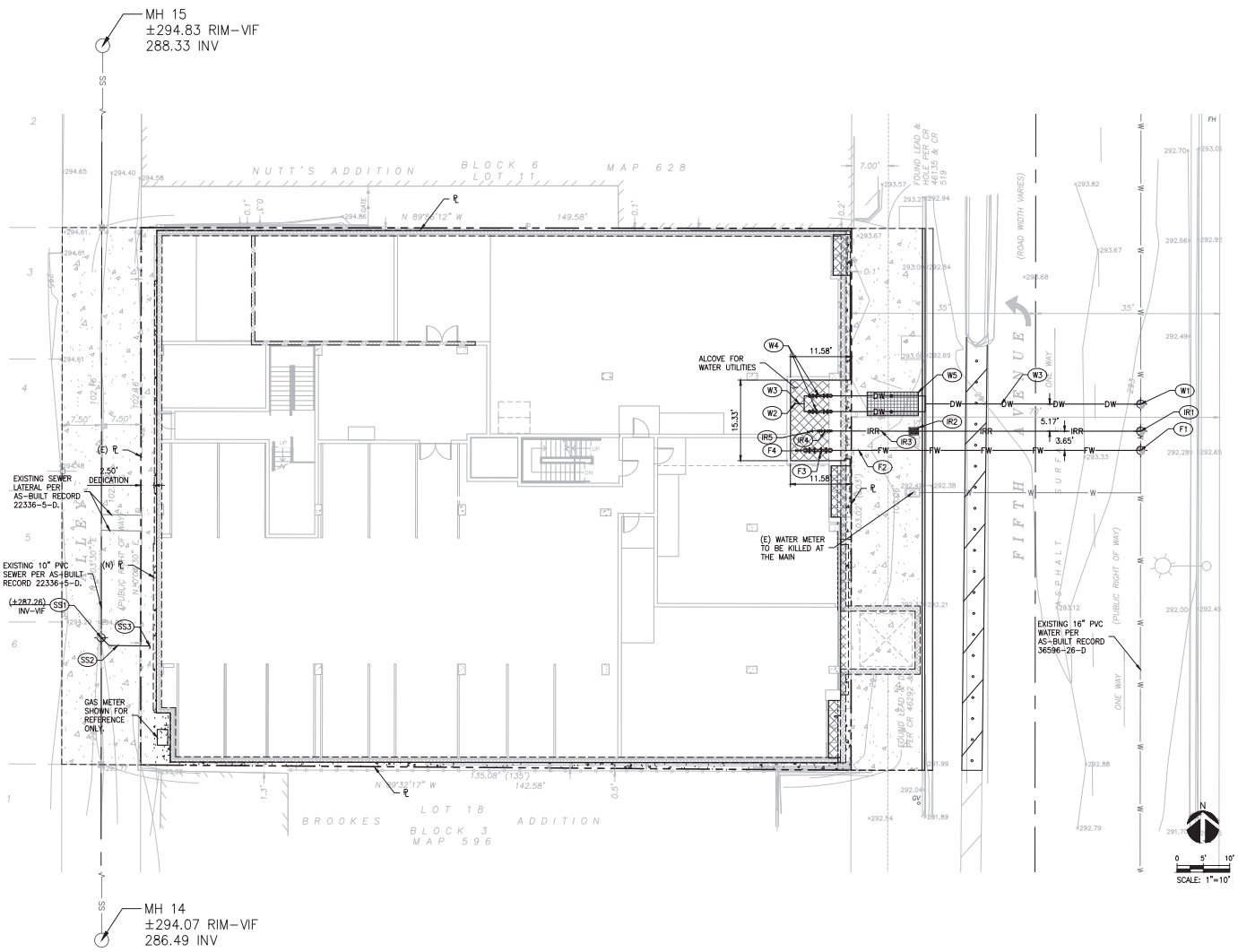
SWQMP CONT'D

REGISTERED PROFESSIONAL ENGINEER FRANK S. JOSEPH No. C75121 Exp. 12/31/2023 CIVIL STATE OF CALIFORNIA

SIGN DATE 08/22/2022

REVISION NO
TBD SDP SUBMITTAL

Date: 08/22/22
Scale: AS NOTED
By: KP
Project No: 2124
Page No: C-3.01



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- PLANTER AREA
- BASEMENT BUILDING WALL
- RETAINING WALL (PER STRUCTURAL PLANS)
- POINT OF CONNECTION
- COORDINATION POINT
- BACKFLOW ASSEMBLY
- WATER METER BOX
- WATER METER VAULT
- WATER METER

CONSTRUCTION NOTES

DOMESTIC WATER

(W1) WET TAP TO EXISTING WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION OF PIPE. CONTRACTOR TO COORDINATE INSTALLATION WITH CITY OF SAN DIEGO WATER DEPARTMENT. SHOWN FOR COORDINATION PURPOSES ONLY.

(W2) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

(W3) INSTALL 4" SCHEDULE 40 PVC WATER PIPE.

(W4) INSTALL 3" REDUCED PRESSURE BACKFLOW PREVENTER WITH METER. SIZE TO BE CONFIRMED BY PLUMBING DESIGNER.

(W5) PRIVATE SHALLOW WATER METER VAULT WITH DUAL 3" METERS.

FIRE WATER

(F1) CONTRACTOR TO ORDER FIRE WATER SERVICE AND CONNECT TO EXISTING WATER MAIN. SIZE PER FIRE SPRINKLER DESIGN PLANS.

(F2) 6" PVC FIRE WATER PIPE. SIZE PER FIRE SPRINKLER DESIGN PLANS.

(F3) INSTALL 6" REDUCED PRESSURE BACKFLOW ASSEMBLY WITH METER. SIZE TO BE CONFIRMED BY PLUMBING DESIGNER.

(F4) POINT OF CONNECTION TO BUILDING. SEE FIRE SPRINKLER PLANS FOR CONTINUATION.

IRRIGATION WATER

(IR1) CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION OF PIPE. CONTRACTOR TO COORDINATE INSTALLATION WITH CITY OF SAN DIEGO WATER DEPARTMENT. SHOWN FOR COORDINATION PURPOSES ONLY.

(IR2) INSTALL IRRIGATION WATER METER AND METER BOX. INSTALLATION PER CITY OF SAN DIEGO WATER DEPARTMENT. CONTRACTOR TO COORDINATE INSTALLATION WITH CITY OF SAN DIEGO WATER DEPARTMENT.

(IR3) INSTALL 2" SCHEDULE 40 PVC WATER PIPE.

(IR4) INSTALL REDUCED PRESSURE BACKFLOW PREVENTOR.

(IR5) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

SANITARY SEWER

(SS1) CONNECT TO EXISTING SANITARY SEWER PIPE PER CITY OF SAN DIEGO STANDARD DRAWING. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF PIPE PRIOR TO CONNECTION.

(SS2) 6" PVC SANITARY SEWER PIPE PER CITY OF SAN DIEGO STANDARD DRAWINGS. TRENCH PER STANDARD CITY OF SAN DIEGO STANDARD DRAWING.

(SS3) POINT OF CONNECTION 5' FROM BUILDING FACE. REFER TO PLUMBING DRAWINGS FOR CONTINUATION, DETAIL, AND SPECIFICATIONS.

NOTE:

1. ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.

2. THE APPROVAL OF THE PRIVATE VAULT AND WATER METERS WILL BE FINALIZED DURING THE MINISTERIAL REVIEW.

LFA Engineering — Labib Funk + Associates — Burnett + Young Structural | Civil Engineers

Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER — FRANK S. JOSEPH LABIB — No. C75121 — Exp. 12/31/2023 — CIVIL — STATE OF CALIFORNIA

SIGN DATE 08/22/2022

REVISION NO
TBD SDP SUBMITTAL

Date: 08/22/22
Scale: AS NOTED
By: KP
Project No: 2124
Page No: C-4.00

ATTACHMENT 5
DRAINAGE REPORT

Attach project's drainage report. Refer to Drainage Design Manual to determine the reporting requirements.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

Labib Funk + Associates
Structural | Civil Engineers

HYDROLOGY & DRAINAGE REPORT

FOR

5TH AVE.

3774 5th Ave.
San Diego, CA 92103

Prepared for:
City of San Diego

Prepared by:
Labib Funk + Associates
Structural | Shoring | Civil Consulting Engineers
319 Main St.
El Segundo, California 90245
JLA Job # 21814
August 12, 2022

TABLE OF CONTENTS

1.0 PROJECT DESCRIPTION

1.1 Existing Project Site Description

The site is 0.32 acres in size and is occupied by a one-story commercial building, and three two story commercial building. The site currently slopes from east to west at less than a 5% slope. There is no run-on to the site. Storm runoff from the buildings and site sheet flow easterly into the public street. The path of the public storm drain is still to be determined. The runoff then enters the public storm drain system and eventually drains into the San Diego Bay.

See pre-development drainage area map in Exhibit A for more details of the project.

The existing impervious area is 13,717 SF or 0.32 AC, which covers 99.00% of the site.

1.2 Proposed Project Site Description

The project will consist of construction of new 8 story mixed-use building, apartments, with commercial use, over underground parking garage, miscellaneous landscape and hardscape.

See post-development drainage area map in Exhibit B for more detail of the project.

The proposed impervious area is 11,679 SF or 0.27 AC, which represents 86.0% of the site.

2.0 STANDARD AND METHODS

Purpose of calculations

Calculate the storm runoff generated by the new site conditions and the impact to the downstream lands and calculate the discharge pipe size.

Hydrologic model and methods used:

This report uses the "Rational Method" as demonstrated in the City of San Diego Drainage Design Manual, Appendix A.

Q = CIA (Equation A-1)

For pipe discharge calculation see Flow Master worksheet in Appendix E.

319 Main Street
El Segundo, California 90245
t: 213/239 9700
info@labibse.com
www.labibse.com

Water quality design storm:

The design storm for this report shall be the 100-year storm for the stormwater conveyance.

3.0 ANALYSIS

Pre-development runoff volumes and peak flows:

Based on commercial zoning (CC-3-9) in Table A-1 and the revision described in footnote 2 of the City of San Diego Drainage Design Manual, the maximum runoff coefficient of 0.95 was used as a conservative estimate for the existing 99% imperviousness. See Exhibit "A" for plan view of the drainage area.

The intensity, 4.4 in/hr, was determined conservatively using the Intensity-Duration-Frequency Design Chart shown in Appendix C with the minimum time of concentration of 5 minutes.

Q_{100} = CIA = 0.95 x 4.4 in/hr x 0.32 AC = 1.34 CFS

Post-development runoff volumes and peak flows:

Based on commercial zoning (CC-3-9) in Table A-1 and the revision described in footnote 2, the runoff coefficient was increased from its baseline value of 0.85 to a weighted value of C = 0.91 based upon the proposed conditions of the property. See Exhibit "B" for plan view of the drainage area.

Because the site drainage is limited to conveyance via roof downspouts, a conservative time of concentration of 5 minutes was determined acceptable via a conversation with the City of San Diego.

The intensity, 4.4 in/hr, was determined using Figure A-1 shown in Appendix C.

Q_{100} = CIA = 0.91 x 4.4 in/hr x 0.32 AC = 1.28 CFS

4.0 CONCLUSION

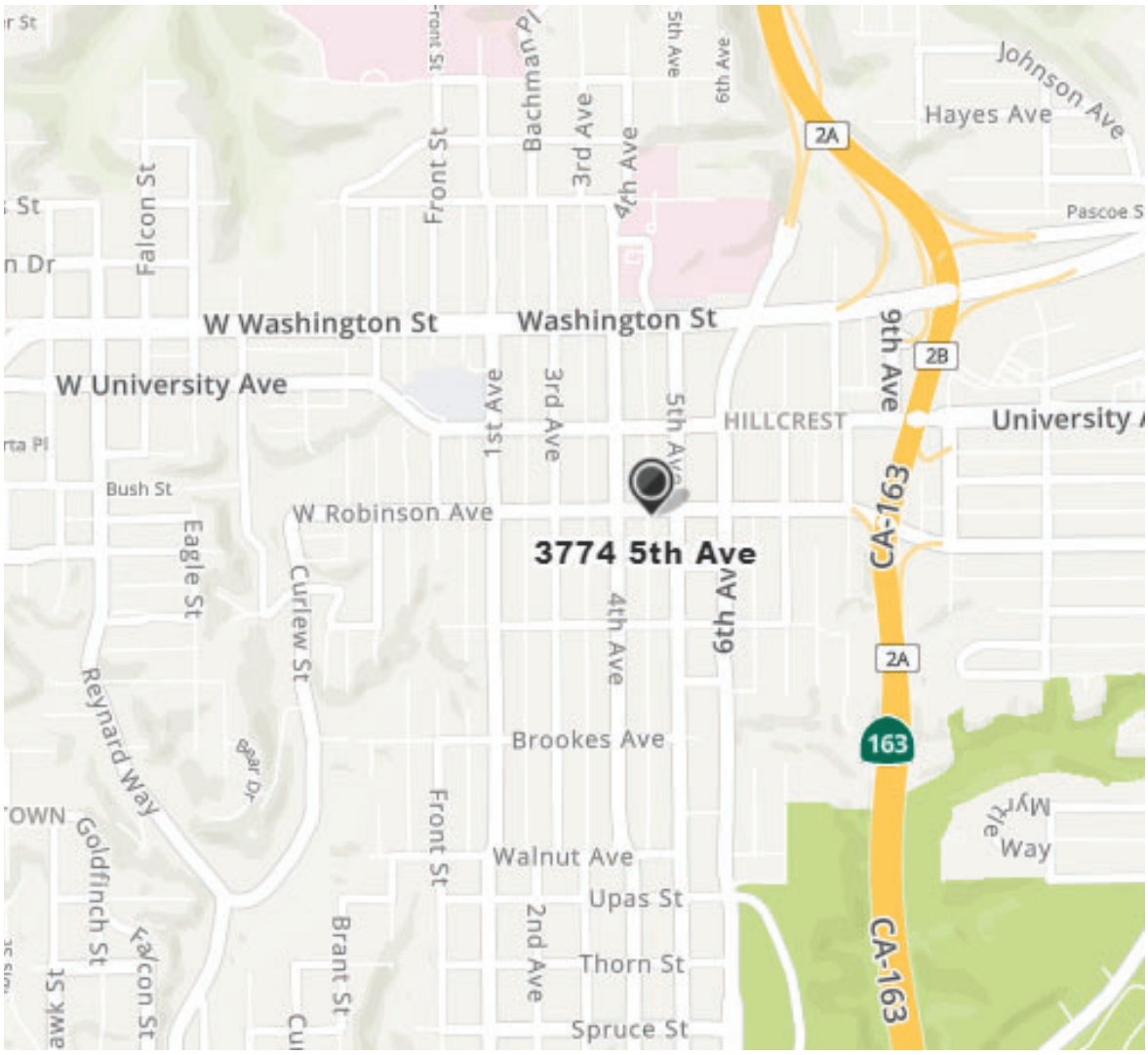
The entirety of the site's storm runoff will be directed to the infiltration drywell and overflow will discharge through the curb face before eventually being conveyed through the municipal storm drain system. The proposed site has been found to decrease the runoff generated from the property from its existing condition. Therefore, the proposed project will not impact the existing stormwater infrastructure.

319 Main Street
El Segundo, California 90245
t: 213/239 9700
info@labibse.com
www.labibse.com

APPENDIX A
Vicinity Map

319 Main Street
El Segundo, California 90245
t: 213/239 9700

info@labibse.com
www.labibse.com



319 Main Street
El Segundo, California 90245
t: 213/239 9700
info@labibse.com
www.labibse.com

APPENDIX B
City Of San Diego Drainage Design Manual
Table A-1, Runoff Coefficients for Rational Method

319 Main Street
El Segundo, California 90245
t: 213/239 9700

info@labibse.com
www.labibse.com

Table A-1. Runoff Coefficients for Rational Method

Land Use	Runoff Coefficient (C)
	Soil Type [1]
Residential:	
Single Family	0.55
Multi-Units	0.70
Mobile Homes	0.65
Rural (lots greater than ½ acre)	0.45
Commercial [2]	
80% Impervious	0.85
Industrial [2]	
90% Impervious	0.95

Note:
[1] Type D soil to be used for all areas.
[2] Where actual conditions deviate significantly from the tabulated imperviousness values of 80% or 90%, the values given for coefficient C, may be revised by multiplying 80% or 90% by the ratio of actual imperviousness to the tabulated imperviousness. However, in case shall the final coefficient be less than 0.50. For example: Consider commercial property on D soil.

Actual imperviousness = 50%
Tabulated imperviousness = 80%
Revised C = (50/80) x 0.85 = 0.53

The values in Table A–1 are typical for urban areas. However, if the basin contains rural or agricultural land use, parks, golf courses, or other types of nonurban land use that are expected to be permanent, the appropriate value should be selected based upon the soil and cover and approved by the City.

A.1.3. Rainfall Intensity

The rainfall intensity (I) is the rainfall in inches per hour (in/hr.) for a duration equal to the T_C for a selected storm frequency. Once a particular storm frequency has been selected for design and a T_C calculated for the drainage area, the rainfall intensity can be determined from the Intensity-Duration-Frequency Design Chart (Figure A-1).

APPENDIX C
City Of San Diego Drainage Design Manual
Figure A-1. Intensity-Duration-Frequency Design Chart
Figure A-4. Rational Formula – Overland Time of Flow Nomograph

319 Main Street
El Segundo, California 90245
t: 213/239 9700

info@labibse.com
www.labibse.com

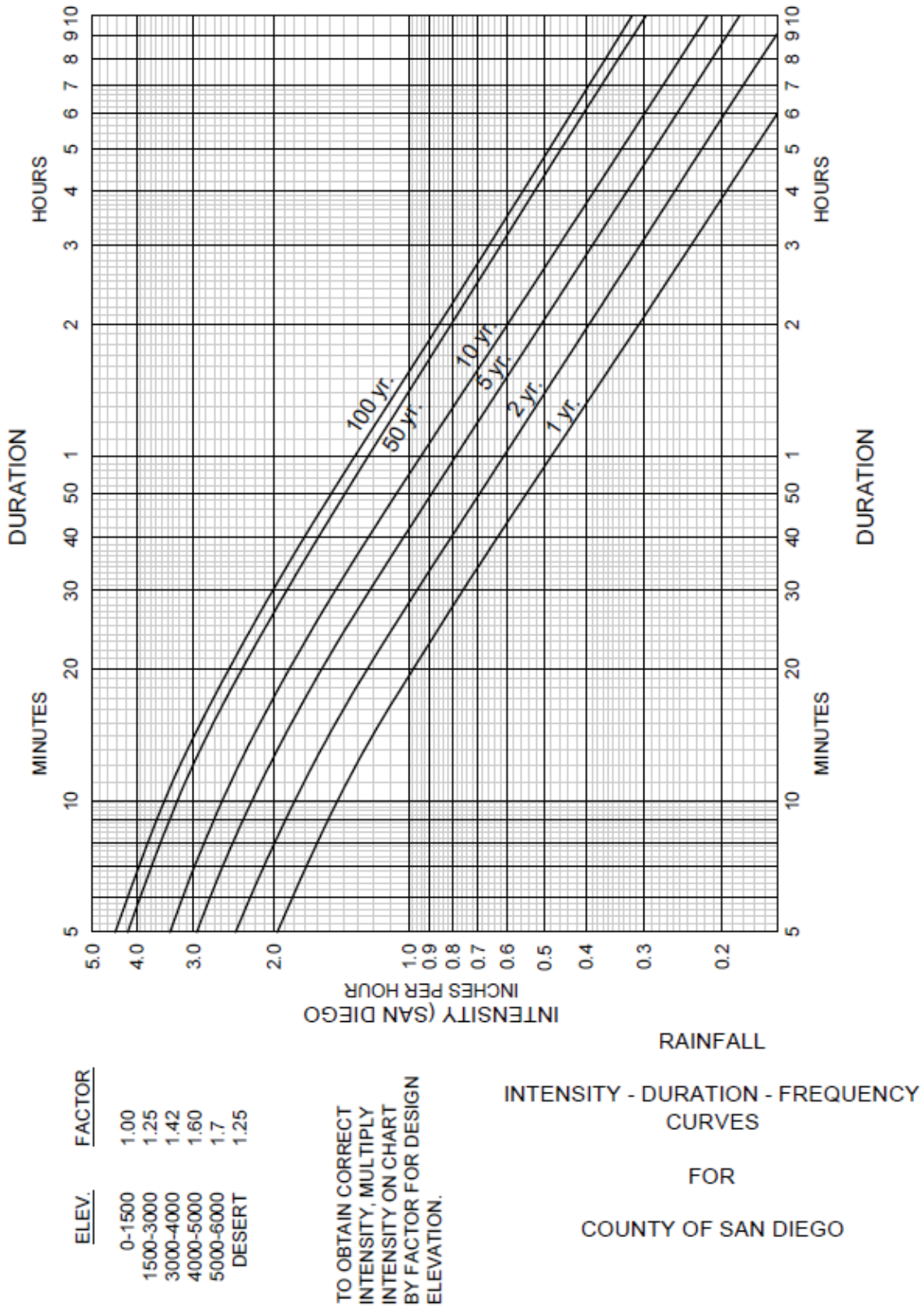


Figure A-1. Intensity-Duration-Frequency Design Chart

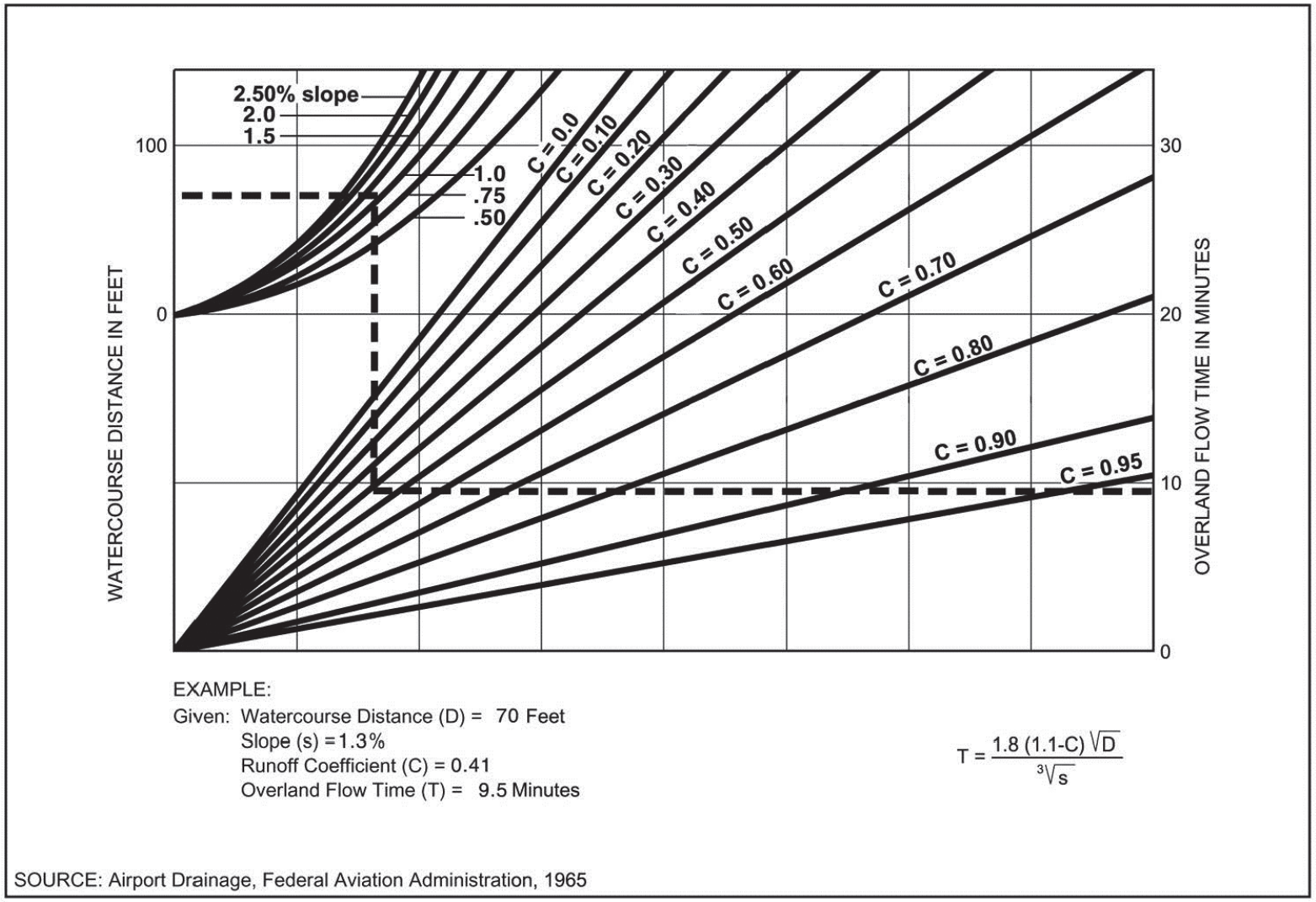


Figure A-4. Rational Formula – Overland Time of Flow Nomograph

Note: Use formula for watercourse distances in excess of 100 feet.

APPENDIX D
FlowMaster Worksheet

319 Main Street
El Segundo, California 90245
t: 213/239 9700

info@labibse.com
www.labibse.com

Storm Water Conveyance Pipe Sizing

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	0.02000	ft/ft
Diameter	8.00	in
Discharge	1.28	ft³/s

Results

Normal Depth	4.36	in
Flow Area	0.19	ft²
Wetted Perimeter	1.11	ft
Hydraulic Radius	2.11	in
Top Width	0.66	ft
Critical Depth	0.53	ft
Percent Full	54.4	%
Critical Slope	0.00691	ft/ft
Velocity	6.59	ft/s
Velocity Head	0.67	ft
Specific Energy	1.04	ft
Froude Number	2.15	
Maximum Discharge	2.39	ft³/s
Discharge Full	2.22	ft³/s
Slope Full	0.00664	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	in
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	54.44	%
Downstream Velocity	Infinity	ft/s

Storm Water Conveyance Pipe Sizing

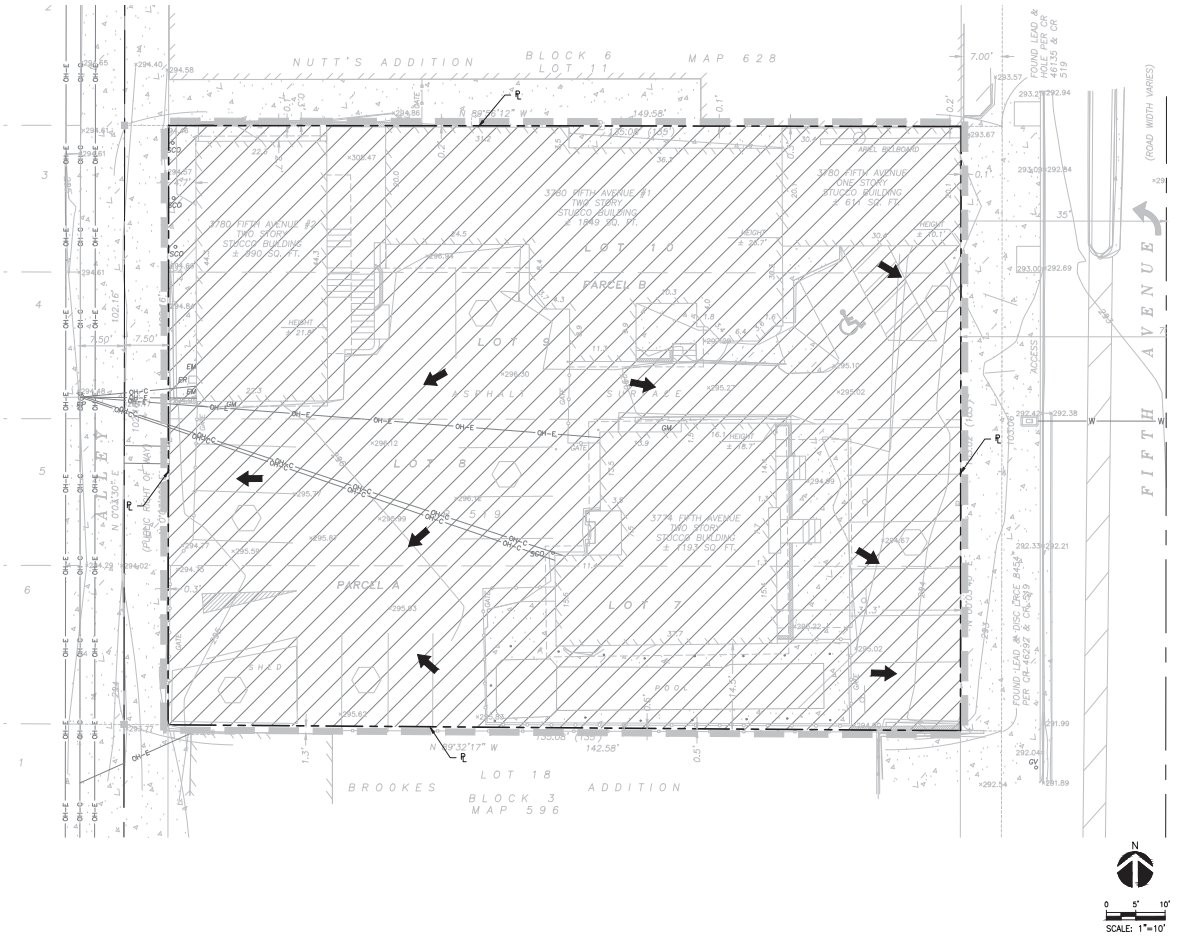
GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	4.36	in
Critical Depth	0.53	ft
Channel Slope	0.02000	ft/ft
Critical Slope	0.00691	ft/ft

EXHIBIT A
Existing Conditions Drainage Areas Map

319 Main Street
El Segundo, California 90245
t: 213/239 9700

info@labibse.com
www.labibse.com



LEGEND

- LIMIT LINE OF EROSION CONTROL
- PROPERTY LINE
- DIRECTION OF FLOW

IMPERVIOUS AREA	=13,757 SF
PERVIOUS AREA	=150 SF
Q100	=1.34 CFS

Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

REVISION NO
TBD SDP SUBMITTAL

Date: 08/22/22

Scale: AS NOTED

By: KP

Project No:

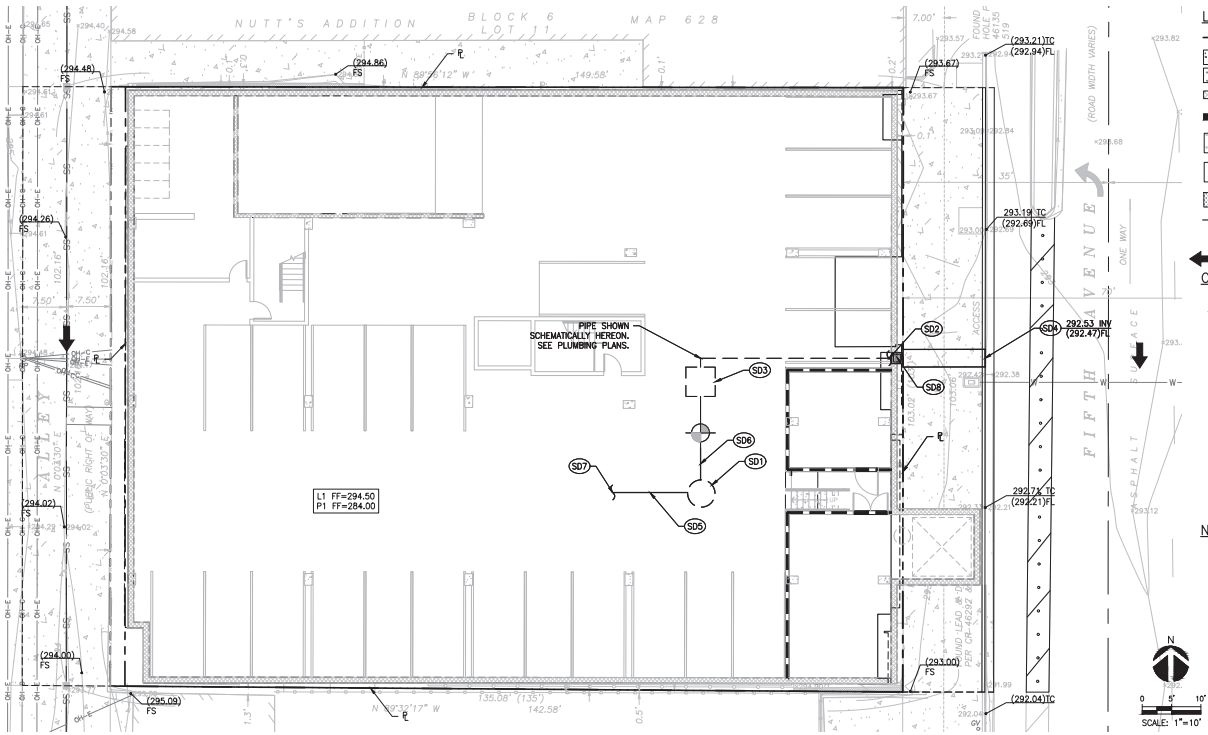
Page No:

EXHIBIT A
PRE-DEVELOPMENT
CONDITIONS

EXHIBIT B
Proposed Conditions Drainage Areas Map

319 Main Street
El Segundo, California 90245
t: 213/239 9700

info@labibse.com
www.labibse.com



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- PLANTER AREA
- BASEMENT BUILDING WALL
- RETAINING WALL (PER STRUCTURAL PLANS)
- LANDSCAPE AREA (PER LANDSCAPE PLANS)
- CONCRETE PAVING
- PLANTER AREA
- —SD— STORM DRAIN PIPE
- AD AREA DRAIN
- DIRECTION OF FLOW

CONSTRUCTION NOTES

STORM DRAIN

- (SD1) INSTALL DRYWELL PER DETAIL 1, SHEET C-3.01.
- (SD2) STORM DRAIN OVERFLOW POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.
- (SD3) SUMP PUMP PER OTHERS. SHOWN SCHEMATICALLY HEREON.
- (SD4) INSTALL SIDEWALK UNDERDRAIN PIPE PER CITY OF SAN DIEGO STANDARD DRAWING D-27.
- (SD5) STORM DRAIN CONVEYANCE PIPING SHOWN FOR REFERENCE ONLY.
- (SD6) OVERFLOW PIPE SHOWN FOR REFERENCE ONLY.
- (SD7) STORM DRAIN POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION FROM ROOF DRAINS.
- (SD8) INSTALL 18"X18" CATCH BASIN.

NOTES

1. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPS. SEE PLUMBING PLANS.

IMPERVIOUS AREA	=11,679 SF
PERVIOUS AREA	=1,922 SF
Q100	=1.28 CFS

Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

REVISION NO
TBD SDP SUBMITTAL

Date: 08/22/22
Scale: AS NOTED
By: KP
Project No:
Page No: EXHIBIT B POST-DEVELOPMENT CONDITIONS

ATTACHMENT 6
GEOTECHNICAL AND GROUNDWATER INVESTIGATION REPORT

Attach project's geotechnical and groundwater investigation report. Refer to Appendix C.4 to determine the reporting requirements.

THIS PAGE INTENTIONALLY LEFT BLANK FOR DOUBLE-SIDED PRINTING

PARTNER

PHASE II SUBSURFACE INVESTIGATION REPORT

3774 and 3780 Fifth Avenue

San Diego, California 92130

October 19, 2021

Partner Project Number: 21-337285.1

Prepared for:

Kalonymus Development Partners

13323 West Washington Boulevard

Los Angeles, California 90066

Engineers who understand your business

PARTNER

October 19, 2021

Max Zeff
Kalonymus Development Partners
13323 West Washington Boulevard
Los Angeles, California 90066

Subject: Phase II Subsurface Investigation Report
3774 and 3780 Fifth Avenue
San Diego, California 92130
Partner Project Number: 21-337285.1

Dear Mr. Zeff:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed at the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed consistent with acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Drew McCreery at 310-774-3165.

Sincerely,

Partner Engineering and Science, Inc.

Sean Hanrahan
Project Assessor

Hunter White
Project Manager

Drew McCreery
National Client Manager

Joe Mangine, PG
Senior Project Manager

PROFESSIONAL GEOLOGIST
JOSEPH C. MANGINE
No. 8423
STATE OF CALIFORNIA

TABLE OF CONTENTS

ATTACHMENTS

1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to identify the location of on-site underground storage tanks (USTs) former tankholds, and/or other associated features and to evaluate the potential impact of petroleum hydrocarbons, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and/or metals to soil gas and/or soil as a consequence of a release or releases from the potential on-site burn ash, off-site dry cleaning, printing, and awning manufacturing facilities, and former on-site USTs. Kalonymus Development Partners provided project authorization of Partner Proposal Number P21-337285.1.

1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third-party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. It cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by Kalonymus Development Partners (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at http://www.partneresi.com/terms-and-conditions.php.

2.0 SITE BACKGROUND

2.1 Site Description

The subject property consists of two parcels of land comprising approximately 0.35 acre located on the west side of Fifth Avenue within a mixed residential and commercial area of San Diego, San Diego County, California. The subject property is currently developed with six buildings, which are occupied by various commercial and residential tenants. In addition to the structures, the subject property is improved with asphalt-paved parking areas and associated landscaping.

The subject property is bound by commercial properties to the north and south, bound by Fifth Avenue followed by commercial properties to the east and bound by an alley followed by commercial/residential properties to the west. Refer to Figure 1 for a site vicinity map showing site features and surrounding properties.

2.2 Site History

Frey Environmental Inc. (FREY) completed a *Phase I Environmental Site Assessment Report* (Phase I) for the subject property, dated September 18, 2020 on behalf of Max Zeff. According to the reviewed historical sources, the subject property was previously undeveloped as early as 1906; developed residentially *circa* 1921; and developed with mixed commercial and residential buildings from 1921 to present day.

The following recognized environmental conditions (RECs) and vapor encroachment concerns (VECs) were identified in the FREY Phase I:

- "Between approximately 1930 and 1960, it was common practice for residences to dispose of waste by burning piles of trash in the City of San Diego. Based on Site development with dwellings during this time period, burn ash is a potential REC for the Site."
- "Three (3) properties with uses of concern identified in the Immediate Site Vicinity on the Sanborn maps are as follows:
    - "Dry cleaning" at 423 ½ Robinson Avenue (adjacent west-northwest of Site) from 1956 to 1970. This address is currently occupied by Veribest/ Green Earth Cleaning (419 Robinson Avenue).
    - "Printing" at 429 Robinson Avenue (adjacent north-northwest) from 1960 to 1970. This address appears to currently be occupied by the Crest Café (425 Robinson Avenue).
    - "Awning Manufacturing" at 3766 ¾ Fifth Avenue (adjacent south-southwest) from 1950 to 1970. This building is currently occupied by what appears to be a storage garage for the Bahn Thai restaurant.

  Due to the potential/likely use of petroleum hydrocarbon and/or chlorinated solvents in industries such as dry cleaning, printing, and manufacturing (an awning manufacturer may have done metal work such as cutting and welding), these three adjacent property uses cannot be ruled out as RECs and may present VECs."
- "Between 1974 and 1976, two (2) 550-gallon gasoline USTs , a fuel pump, and associated piping were installed on the western side of Parcel B, likely for private use. The fueling system was removed from the Site under DEH [San Diego Department of Environmental Health] supervision in 1990. Evidence of contamination from the USTs was observed during the removal activities, further Site assessment was directed, and a LUST [leaking underground storage tank] cleanup case was created for the Site.

Subsequent investigations included the drilling of nine soil borings and the collection of soil samples to a maximum depth of 45 feet bgs [below ground surface]. The volume of soil with TPHg [total petroleum hydrocarbons as gasoline] in excess of 1,000 ppm [parts per million] was estimated to be approximately 700 cubic yards. A vapor risk assessment was reportedly conducted; however, full details of this assessment were not identified by FREY. The cleanup case for the Site received closure in 2001 but with management requirements set forth which included the following: 1) contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements of the time; and 2) if structures are to be placed over the former excavation, further evaluation may need to be completed to evaluate vapor risk."

2.3 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) *La Jolla & Point Loma, California* Quadrangle topographic map, indicates the subject property is situated approximately 290 feet above mean sea level, and the local topography is sloping gently to the east. Refer to Figure 2 for a topographic map of the site vicinity.

The site is located in the Peninsula Ranges Geomorphic Province of Southern California, within the San Diego Embayment, which is bound to the north by the Santa Ana Mountains, on the east by several northwest trending fault zones, to the south by the US-Mexico border, and to the west by the Pacific Ocean.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of reddish brown, fine to medium grained silty sand from the ground surface to approximately two feet bgs. From two to five feet bgs, the subsurface consists predominantly of brown, damp, fine grained sandy clay.

Groundwater was not encountered during this investigation and was not a part of the scope of work. According to the State Water Resources Control Board (SWRCB) Geotracker website, a nearby Leaking Underground Storage Tank (LUST) site at 3864 1st Avenue in the San Diego, which is approximately 1,000 feet northwest of the subject property and is overseen by the San Diego Regional Water Quality Control Board (SDRWQCB) as Case Number T0607300594. The site maintains five groundwater monitoring wells in the area. The most recent monitoring data available on the GeoTracker Website was for April 4, 2006, with depth to groundwater ranging from 187.14 to 191.32 feet bgs with an inferred direction of flow to the east.

3.0 FIELD ACTIVITIES

The Phase II Subsurface Investigation scope included a geophysical survey, the advancement of six borings (B1 through B6), and installation of three temporary sub-slab soil gas probes (SS1 through SS3) to collect representative soil and/or soil gas samples. Refer to Table 1 for a summary of the borings, sampling schedule, and laboratory analyses for this investigation.

3.1 Preparatory Activities

Prior to the initiation of fieldwork, Partner completed the following activities.

3.1.1 Utility Clearance

Partner delineated the work area with white spray paint and notified Dig Alert to clear public utility lines as required by law at least two business days prior to drilling activities. Dig Alert issued ticket number A212740832-00A for the project.

3.1.2 Health and Safety Plan

Partner prepared a site-specific Health and Safety Plan, which was reviewed with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Geophysical Survey

On October 7, 2021 Ground Penetrating Radar Systems (GPRS) conducted a geophysical survey under the supervision of Partner. The purpose of the geophysical survey was to identify USTs remaining in place and/or backfilled tankholds and clear boring locations of utilities. The geophysical survey was conducted with a Geonics EM-61 and a Fischer M-Scope electromagnetic induction (EM) equipment, a Schonstedt GA-52 magnetic gradiometer, a Sensors and Software Noggin ground penetrating radar (GPR) unit, and a Metrotech 9890 utility locator with line-tracing capabilities.

GPRS systematically free-traversed the potential UST location with the aforementioned equipment. The equipment data were interpreted in real time and compiled as necessary in order to identify subsurface anomalies consistent with USTs, disturbed soil resembling backfilled tankholds, piping trenches, utility lines, and/or other subsurface conduits/features.

The geophysical survey identified one anomaly in the southwestern portion of the subject property. The shape of the anomaly was consistent with a backfilled excavation, generally corresponding to the location of a former UST. No large metallic features were identified within the anomaly, which confirms that the USTs have been removed, consistent with DEH records.

In addition, GPRS systematically free-traversed each proposed boring location with the aforementioned equipment and the equipment data were interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Based on the findings of the GPR survey, no subsurface utilities were identified within the proposed boring locations.

Refer to Figure 3 for a map of the former UST location.

3.3 Drilling Equipment

On October 7, 2021, Partner subcontracted with Munoz Direct Push (Munoz) to provide and operate drilling equipment. Munoz, under the direction of Partner, advanced borings B1 through B6 with a limited-access Geoprobe Model 420MT direct push rig. Sub-slab soil gas sampling locations were advanced through the buildings concrete slab using a rotary hammer drill. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.4 Sample Locations

Boring B1 was advanced to the north of the off-site former awning manufacturer. Borings B2 and B3 were advanced to the northeast and center of former UST, respectively. Borings B4, through B6 were advanced in the northwest, northeast, and southeast exterior portions of the subject property, respectively.

Sub-slab probe SS1 was installed to the south of the off-site former printing facility. Sub-slab probes SS2 and SS3 were advanced to the southeast and east of the off-site dry cleaning facility, respectively.

Refer to Figure 3 for a map indicating sample locations.

3.5 Soil Sampling

Borings B1 through B4 and B6 were overlain by asphalt, which was penetrated using a punch bit attachment advanced by the direct-push drill rig. Boring B5 was overlain by concrete, which was penetrated using a concrete coring attachment advanced by the direct-push drill rig. Borings B1 through B6 were advanced to a terminal depth of 5 feet bgs.

Soil samples were collected using a 2-foot long by 1.5-inch diameter sampler with a 2-foot long acetate liner and sampling point. The sampler was advanced by the direct-push drill rig using 4-foot long by 1.25-inch diameter hollow rods with the inner rods in place. At approximately 1 foot above the desired sampling depth, an inner rod was removed and the sampler was advanced to the desired sampling depth to allow undisturbed soil to enter the sampling liner. The sampler was retrieved from the subsurface and the soil-filled liner was removed.

Each acetate liner was cut using a pipe-cutter. Samples were collected from the lower half of the liner using a disposable plastic syringe and retained in two sodium bisulfate-preserved and one methanol-preserved volatile organics analysis (VOA) vials in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol. The remainder of the lower half of the liner was capped on either end with Teflon tape and plastic caps. The capped liners and VOA vials were labeled for identification and stored in an iced cooler. Soil in the upper half of the liner was visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System, placed in a sealable plastic bag, and field-screened with a photoionization detector (PID). None of the samples exhibited discoloration or an odor and none of the PID readings suggested the presence of elevated volatile organics concentrations.

Soil samples were collected from borings B3 through B6 at 1, 2, and 5 feet bgs.

3.6 Soil Gas Sampling

Soil Gas Probe Construction

Soil gas probes were constructed at 5 feet bgs within boreholes B1 and B2. A new section of ¼-inch diameter Nylaflow tubing with a new ¼-inch diameter polypropylene filter at the terminal end was inserted into the borehole to the desired sampling depth. One-inch diameter polyvinyl chloride (PVC) casing was used as a guide for the tubing such that the desired sampling depth was achieved. Sand was poured into the boring annulus to form an approximately 1-foot long sand pack around the polypropylene filter, at which time the PVC piping was withdrawn. Approximately 1 foot of dry, granular bentonite was placed atop the sand pack and the remainder of the borehole was backfilled with hydrated bentonite to the next desired sampling depth where a soil gas probe was similarly constructed. The sampling end of the tubing was fitted with a valve and the probe was labeled for identification.

Sub-Slab Soil Gas Probe Construction

Each sub-slab soil gas probe, consisting of a pre-fabricated stainless steel screen and casing, was manually inserted into a ½-inch diameter hole drilled within the concrete building slab using the rotary hammer drill. Sand was poured into the annulus to form a sand pack around the probe screen and approximately 2 inches of dry, granular bentonite was placed atop the sand pack. The annulus was backfilled with hydrated bentonite to the ground surface to form a seal and the barbed sampling end of the probe was fitted with a cap prior to sampling.

Soil Gas Sampling Methodology

Soil gas samples were collected in general accordance with the July 2015 Department of Toxic Substances Control (DTSC) and Los Angeles Regional Water Quality Control Board (LARWQCB) "Advisory – Active Soil Gas Investigations."

Soil gas samples were collected using 1-liter, stainless-steel, cylindrical SUMMA canisters. The sampling containers were provided by SunStar Laboratories, Inc. (SunStar) a state-certified laboratory (California Department of Public Health Environmental Laboratory Accreditation Program certificate number 2250) in Lake Forest, California, which subjected each canister to a rigorous cleaning process using a combination of dilution, heat, and high vacuum. After cleaning, the canisters were batch certified to be free of target contaminants to a specified reporting limit via gas chromatography/mass spectroscopy prior to delivery.

Partner received the SUMMA canisters evacuated to approximately minus 30 inches of mercury. The SUMMA canisters were fitted with stainless-steel flow controllers, which SunStar calibrated to maintain constant flow (approximately 0.1 liter per minute) for approximately 5 to 10 minutes of sampling time.

Each probe was allowed to equilibrate for a minimum of two hours after installation prior to sampling. After equilibration, the sample tubing and sampler screen were purged of ambient air using a plastic syringe. A tracer gas [1,1-diflouroethane (1,1-DFA)] was placed around each probe at the ground surface while sampling to detect ambient air intrusion. The tracer gas was not detected in any sample, indicating that the integrity of the bentonite seal was maintained. Once the sampling tubing was purged of ambient air, the sampling end of the tubing was fitted to the sampling canister and the port valve was opened, causing

air to enter the sample container due to the pressure differential. Partner closed the valves after the canister was evacuated to approximately minus 1 to 2 inches of mercury, with pertinent data (e.g., time, canister vacuum) recorded at the start and end of sampling.

The SUMMA canisters were labeled for identification and stored away from direct sunlight prior to analysis.

Soil gas samples were collected from borings B1 and B2 at 5 feet bgs. Sub-slab soil gas samples were collected from probes SS1 through SS3 at approximately 6 inches bgs,

3.7 Post-Sampling Activities

Probes were removed from the subsurface and the boreholes were backfilled with hydrated bentonite chips following sampling activities. Boreholes advanced in improved areas were capped with concrete or asphalt patch to match existing ground cover after being backfilled.

No significant amounts of derived wastes were generated during this investigation.

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected 12 soil samples and five soil gas samples on October 7, 2021 which were transported in an iced cooler (soil samples) or at ambient temperature (soil gas samples) under chain-of-custody protocol to SunStar for analysis. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample per boring associated with the burn ash and/or the UST (four soil samples total) was analyzed for Carbon Chain Total Petroleum Hydrocarbons (TPH-cc) via EPA Method 8015M, VOCs via EPA Method 8260B, California Administrative Manual (CAM) 17 Metals via EPA Method 6010B/7471A, and SVOCs via EPA Method 8270. Each soil gas sample (five samples total) was analyzed for VOCs via EPA Method TO-15. The remaining soil samples were placed on hold at the laboratory.

Laboratory analytical results are included in Appendix B and discussed below.

4.2 Regulatory Agency Comparison Criteria

Department of Toxic Substances Control Attenuation Factor and Regional Screening Levels

Regional Screening Levels (RSLs) are generic, risk-based chemical concentrations developed by the EPA for use in initial screening-level evaluations. RSLs combine human health toxicity values with standard exposure factors to estimate contaminant concentrations that are considered to be health protective of human exposures over a lifetime through direct-contact exposure pathways (e.g., via inhalation and/or ingestion of and/or dermal contact with impacted soil and/or indoor air). RSLs are not legally enforceable standards, but rather are considered guidelines to evaluate if potential risks associated with encountered chemical impacts may warrant further evaluation.

The DTSC Office of Human and Ecological Risk (HERO) developed California-Modified RSLs based on a review of 1) RSL concentrations, and 2) recent toxicity values.

While soil gas detections are not immediately comparable to the indoor air quality guidelines within the RSLs, the DTSC issued a recommended default attenuation factor of 0.03 for sub-slab soil gas and near-source exterior soil gas in the June 2015 document *Office of Solid Waste and Emergency Response (OSWER) Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air*. With the subsurface contaminant concentrations and default attenuation factors, the associated contaminant concentrations in soil gas can be estimated as Calculated Residential and Commercial/Industrial Soil Gas Screening Levels (SGSLs).

Maximum Soil Screening Levels

Maximum Soil Screening Levels (SSLs) are concentrations of petroleum hydrocarbons that are allowed to remain in soil without potentially degrading the quality of groundwater underlying a site. Maximum SSLs are established and enforced by the Los Angeles Regional Water Quality Control Board (LARWQCB).

4.3 Soil Sample Data Analysis

None of the analyzed soil samples contained detectable concentrations of VOCs, SVOCs, or TPH-cc above laboratory reporting limits (RLs), and the RLs were below respective RSLs and SSLs.

Barium, copper, nickel, vanadium and zinc were detected in each of the analyzed soil samples above laboratory RLs, but below applicable screening levels. Lead was detected in one of the analyzed soil samples (B3-2) above the laboratory RL, but below applicable screening levels. Cobalt was detected in soil samples B3-2, B4-5 and B5-2 above laboratory RLs, but below applicable screening levels. Chromium was detected in each of the soil samples above the laboratory RL, but below applicable screening levels.

Based on the findings, the soil samples placed on hold at the laboratory were not analyzed.

Refer to Table 2 for a summary of the soil sample CAM 17 Metals laboratory analysis results.

4.4 Soil Gas Sample Data Analysis

Benzene; acetone; 1,3-butadiene; carbon disulfide; chloroform; isopropyl alcohol; styrene; 2-butanone (MEK); freon 152; dichlorodifluoromethane; 1,2,4-trimethylbenzene; ethylbenzene; methyl isobutyl ketone; heptane; hexane; cyclohexane; tetrahydrofuran; toluene; m,p-xylene; o-xylene; tetrachloroethene (PCE); and trichloroethene (TCE) were detected in the analyzed soil gas samples at concentrations above laboratory RLs. None of the remaining VOCs were detected in the analyzed soil gas samples at concentrations above laboratory RLs and the laboratory RLs were below applicable SGSLs.

Benzene, 1,3-butadiene, chloroform, TCE and/or PCE were detected in one or more of the analyzed soil gas samples at concentrations above the residential and/or commercial/industrial SGSLs.

Refer to Table 3 for a summary of the soil gas sample VOCs laboratory analysis results.

4.5 Discussion

1,3-Butadiene was detected in three analyzed soil gas samples at concentrations above the MTCA Method B Cancer SGSL. 1,3-Butadiene is a VOC with a double bond, therefore it is highly reactive, leading to a low SGSL. However, due to its reactivity, 1,3-butadiene has a short half-life in the subsurface leading to the conclusion that the detected concentrations are either an artifact of the sampling process or an artifact of the analysis. Based on the above, the concentrations of 1,3-butadiene detected in soil gas do not pose a significant concern to human health at this time.

Partner notes that trihalomethanes (THMs) (including bromoform, bromodichloromethane, dibromochloromethane, and chloroform) are formed in drinking water primarily as a result of the chlorination of organic matter present naturally in raw water supplies. The rate and degree of THM formation increases as a function of the chlorine and humic acid concentration; the temperature; the pH; and the bromide ion concentration. Chloroform is the most common THM, and the principal disinfection by-product (DBP) in chlorinated drinking water. In the presence of bromides, brominated THMs are formed preferentially, and chloroform concentrations decrease proportionally. It is assumed that most THMs present in water are ultimately transferred to air as a result of their volatility. That said, it is Partner's opinion that the chloroform detected in soil gas samples is likely attributable to leaking water lines in the vicinity of the sampling location.

Benzene was detected in analyzed soil gas samples SS1, SS2, B1-SV5, and B2-SV5 at concentrations above residential and/or commercial/industrial SGSLs. Benzene concentrations increase when closer to the location of the former UST. Based on the above, a release or releases associated with the former UST may have occurred that has impacted soil gas and is considered a vapor intrusion concern.

PCE was detected in each analyzed soil gas sample at concentrations above residential and commercial/industrial SGSLs. TCE was detected in analyzed soil gas samples SS2, SS3, and B1-SV5 at concentrations above residential SGSLs. Concentrations of PCE and TCE increase with proximity to the off-site dry cleaning facility. Based on these results, it appears that a release or releases from the off-site dry cleaning facility has impacted soil gas and is considered a vapor intrusion concern.

5.0 SUMMARY AND CONCLUSIONS

Partner conducted a Phase II Subsurface Investigation at the subject property to evaluate the potential impact of petroleum hydrocarbons, VOCs, SVOCs, and/or metals to soil gas and/or soil as a consequence of a release or releases from the potential on-site burn ash, off-site dry cleaning, printing, and awning manufacturing facilities, and former on-site USTs. The scope of the Phase II Subsurface Investigation included a geophysical survey, the advancement of six borings (B1 through B6), and installation of three temporary sub-slab soil gas probes (SS1 through SS3) to collect representative soil and/or soil gas samples . Four soil samples were analyzed for TPH-cc, VOCs, SVOCs and CAM 17 Metals, and five soil gas samples were analyzed for VOCs.

Subsurface lithology encountered in the upper 2 feet bgs consisted of reddish brown, damp, silty sand. From two to 5 feet bgs the subsurface consisted of brown to gray sandy clay.

The geophysical survey identified one large anomaly in the southwestern portion of the subject property. The shape of the anomaly was consistent with a backfilled excavation, generally corresponding to the location of a former UST. No large metallic features were identified within the anomaly, which confirms that the USTs have been removed.

1,3-Butadiene was detected in three analyzed soil gas samples at concentrations above the MTCA Method B Cancer SGSL. 1,3-Butadiene is a VOC with a double bond, therefore it is highly reactive, leading to a low SGSL. However, due to its reactivity, 1,3-butadiene has a short half-life in the subsurface leading to the conclusion that the detected concentrations are either an artifact of the sampling process or an artifact of the analysis. Based on the above, the concentrations of 1,3-butadiene detected in soil gas do not pose a significant concern to human health at this time.

Partner notes that trihalomethanes (THMs) (including bromoform, bromodichloromethane, dibromochloromethane, and chloroform) are formed in drinking water primarily as a result of the chlorination of organic matter present naturally in raw water supplies. The rate and degree of THM formation increases as a function of the chlorine and humic acid concentration; the temperature; the pH; and the bromide ion concentration. Chloroform is the most common THM, and the principal disinfection by-product (DBP) in chlorinated drinking water. In the presence of bromides, brominated THMs are formed preferentially, and chloroform concentrations decrease proportionally. It is assumed that most THMs present in water are ultimately transferred to air as a result of their volatility. That said, it is Partner's opinion that the chloroform detected in soil gas samples is likely attributable to leaking water lines in the vicinity of the sampling location.

Benzene was detected in analyzed soil gas samples SS1, SS2, B1-SV5, and B2-SV5 at concentrations above residential and/or commercial/industrial SGSLs. Benzene concentrations increase when closer to the location of the former UST. Based on the above, a release or releases associated with the former UST may have occurred that has impacted soil gas and is considered a vapor intrusion concern.

PCE was detected in each analyzed soil gas sample at concentrations above residential and commercial/industrial SGSLs. TCE was detected in analyzed soil gas samples SS2, SS3, and B1-SV5 at concentrations above residential SGSLs. Concentrations of PCE and TCE increase with proximity to the off-

site dry cleaning facility. Based on these results, it appears that a release or releases from the off-site dry cleaning facility has impacted soil gas and is considered a vapor intrusion concern.

Partner recommends additional investigation with respect to the identified soil gas impacts at this time.

TABLES

Table 1: Summary of Investigation Scope
3774 and 3780 Fifth Avenue
San Diego, California 92130
21-337285.1
October 7, 2021

Boring Identification	REC/Issue	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
SS1	Offsite dry cleaning facility	South of the off-site printing facility	0.5	Soil Gas	*0.5*	VOCs
SS2	Offsite dry cleaning facility	Southeast of the off-site dry cleaning facility	0.5	Soil Gas	*0.5*	VOCs
SS3	Offsite dry cleaning facility	Southeast of the off-site dry cleaning facility	0.5	Soil Gas	*0.5*	VOCs
B1	Former Awning manufacturing facility and former UST	North of the off-site awning manufacturer	5	Soil Gas	*5*	VOCs
B2	Former UST, offsite dry cleaning facility, former awning manufacturing	Northeast of the former UST	5	Soil Gas	*5*	VOCs
B3	Former UST, offsite dry cleaning facility, former awning manufacturing	Center of thr former UST	5	Soil	1, ***2***, 5	VOCs, SVOCs, TPH-cc, Metals
B4	Former UST, offsite dry cleaning facility, former awning manufacturing	Northwest exterior of subject property	5	Soil	1, 2, ***5***	VOCs, SVOCs, TPH-cc, Metals
B5	Former UST, offsite dry cleaning facility	Northeast exterior of subject property	5	Soil	1, ***2***, 5	VOCs, SVOCs, TPH-cc, Metals
B6	Former UST, offsite dry cleaning facility, former awning manufacturing	Southeast exterior of subject property	5	Soil	1, 2, ***5***	VOCs, SVOCs, TPH-cc, Metals

Notes:

*Depths in **bold** analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) via United States Environmental Protection Agency (EPA) Method 8015M and semi-volatile organic compounds (SVOCs) via EPA Method 8270. Depths in *italics* analyzed for volatile organic compounds (VOCs) via EPA Method 8260B (soil) and via EPA Method TO-15 (soil gas). Underlined depths analyzed for California Administrative Manual (CAM) 17 Metals via EPA Method 6010B/7471A.

REC = recognized environmental condition

bgs = below ground surface

UST = underground storage tank

PARTNER

Table 2: Soil Sample CAM 17 Metals Laboratory Results (mg/kg)
3774 and 3780 Fifth Avenue
San Diego, California 92130
21-337285.1
October 7, 2021

Element	Residential Soil RSL	Commercial/Industrial Soil RSL	Background Concentrations*	B3-2	B4-5	B5-2	B6-5
Barium (Ba)[1]	**15,000**	**220,000**	**299 - 719**	**110**	**110**	**140**	**130**
Chromium (Cr)[1]	**120,000**	**1,800,000**	**0 - 345**	**8.2**	**11**	**6.3**	**10**
Cobalt (Co)[1]	**23**	**250**	**5.7 - 24.1**	**5.9**	**3.4**	**5.4**	<2.0
Copper (Cu)[1]	**3,100**	**47,000**	**9.4 - 48**	**21**	**4.0**	**2.0**	**3.4**
Lead (Pb)	**80**	**320**	**10.1 - 37.7**	**69**	<3.0	<3.0	<3.0
Nickel (Ni)	**15,000**	**64,000**	**0 - 137**	**3.7**	**3.2**	**2.9**	**2.6**
Vanadium (V)	**390**	**5,800**	**59 - 165**	**33**	**29**	**17**	**28**
Zinc (Zn)1	**23,000**	**350,000**	**117 - 181**	**97**	**13**	**8.3**	**11**
Other Metals	**Varies**	**Varies**	**Varies - Varies**	ND	ND	ND	ND

Notes:

*From Kearney Foundation of Soil Science March 1996 report *Background Concentrations of Trace and Major Elements in California Soils.* Background concentrations of metals are considered to be within one standard deviation from the mean metal concentrations determined by the study. Concentrations indicated in milligrams per kilogram (mg/kg).

CAM = California Administrative Manual

RSL = June 2020 DTSC Regional Screening Levels (RSLs). If DTSC RSLs do not exist, May 2021 United States Environmental Protection Agency (EPA) RSLs were utilized, as denoted by [1].

< = not detected above indicated laboratory Reporting Limit (RL)

ND = not detected above laboratory RLs

Values in **bold** exceed laboratory RLs

Highlighted values exceed residential regulatory guidelines

Highlighted values exceed residential and commercial/industrial regulatory guidelines

PARTNER

Table 3: Soil Gas Sample VOCs Laboratory Results
3774 and 3780 Fifth Avenue
San Diego, California 92130
21-337285.1
October 7, 2021

EPA Method	VOCs via TO-15						
Units	($\mu g/m^3$)						
Analyte	Residential SGSL^	Commercial/ Industrial SGSL^	SS1	SS2	SS3	B1-SV5	B2-SV-5
Benzene	**3.2**	**14**	**5.3**	**3.3**	<3.3	**84**	**27**
Acetone	**1,066,667**	**4,666,667**	**330**	**180**	<12	**62**	**330**
1,3-Butadiene	**0.57**	**2.4**	**57**	<4.5	<4.5	**71**	**35**
Carbon Disulfide	**24,333**	**103,333**	**8.7**	<3.2	<3.2	**17**	**10**
Chloroform	**4.0**	**18**	**14**	**19**	**82**	**10**	**44**
Isopropyl Alcohol	**NE**	**NE**	**9.3**	**9.3**	<13	**4.6**	**28**
Styrene	**31,333**	**130,000**	**100**	**4.0**	<4.3	**6.8**	**3.5**
2-Butanone (MEK)	**173,333**	**733,333**	**16**	**20**	<15	**18**	**73**
Freon 152	**NE**	**NE**	**54**	<27	<27	<27	<27
Dichlorodifluoromethane	**3,333**	**14,667**	<5.0	**4.4**	<5.0	**73**	<5.0
1,2,4-Trimethylbenzene	**2,100**	**8,667**	<5.0	**4.2**	<5.0	**4.5**	**6.8**
Ethylbenzene	**NE**	**NE**	**5.9**	<4.4	<4.4	**9.2**	**7.6**
Methyl Isobutyl Ketone	**NE**	**NE**	<42	**4.8**	<42	**11**	**11**
Heptane	**14,000**	**60,000**	<4.2	<4.2	<4.2	**33**	**21**
Hexane	**24,333**	**103,333**	<3.6	<3.6	<3.6	**47**	**36**
Cyclohexane	**210,000**	**866,667**	<3.5	<3.5	<3.5	**14**	**9.7**
Tetrahydrofuran	**70,000**	**293,333**	<3.0	<3.0	<3.0	**4.4**	<3.0
Toluene	**10,333**	**43,333**	**13**	**4.2**	<3.8	**74**	**39**
m,p-Xylene	**3,333**	**14,667**	<8.8	**5.8**	**24**	**18**	**16**
o-Xylene	**3,333**	**14,667**	<4.4	<4.4	<4.4	**6.5**	**7.8**
PCE	**15**	**67**	**110**	**230**	**2,400**	**650**	**70**
TCE	**16**	**100**	**8.3**	**17**	**99**	**54**	**6.5**
Other VOCs	**Varies**	**Varies**	ND	ND	ND	ND	ND

Notes:

^Calculated soil gas screening levels (SGSLs) for soil gas concentrations were derived by dividing the June 2020 Department of Toxic Substances Control (DTSC) or May 2021 United States Environmental Protection Agency (EPA) Regional Screening Level (RSL) for each compound using the more conservative 2015 attenuation factor of 0.03 regardless of depth. DTSC RSLs are provided in the June 2020 DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3. Where DTSC RSLs were not available, EPA RSLs were utilized.

VOCs = volatile organic compounds

EPA = United States Environmental Protection Agency

$\mu g/m^3$ = micrograms per cubic meter

PCE = tetrachloroethene

TCE = trichloroethene

< = not detected above indicated laboratory Reporting Limit (RL)

NE = not established

ND = not detected above laboratory RLs

Values in **bold** exceed laboratory RLs

Highlighted values exceed residential regulatory guidelines

Highlighted values exceed residential and commercial/industrial regulatory guidelines

PARTNER

FIGURES

PARTNER

Legend

Subject Property

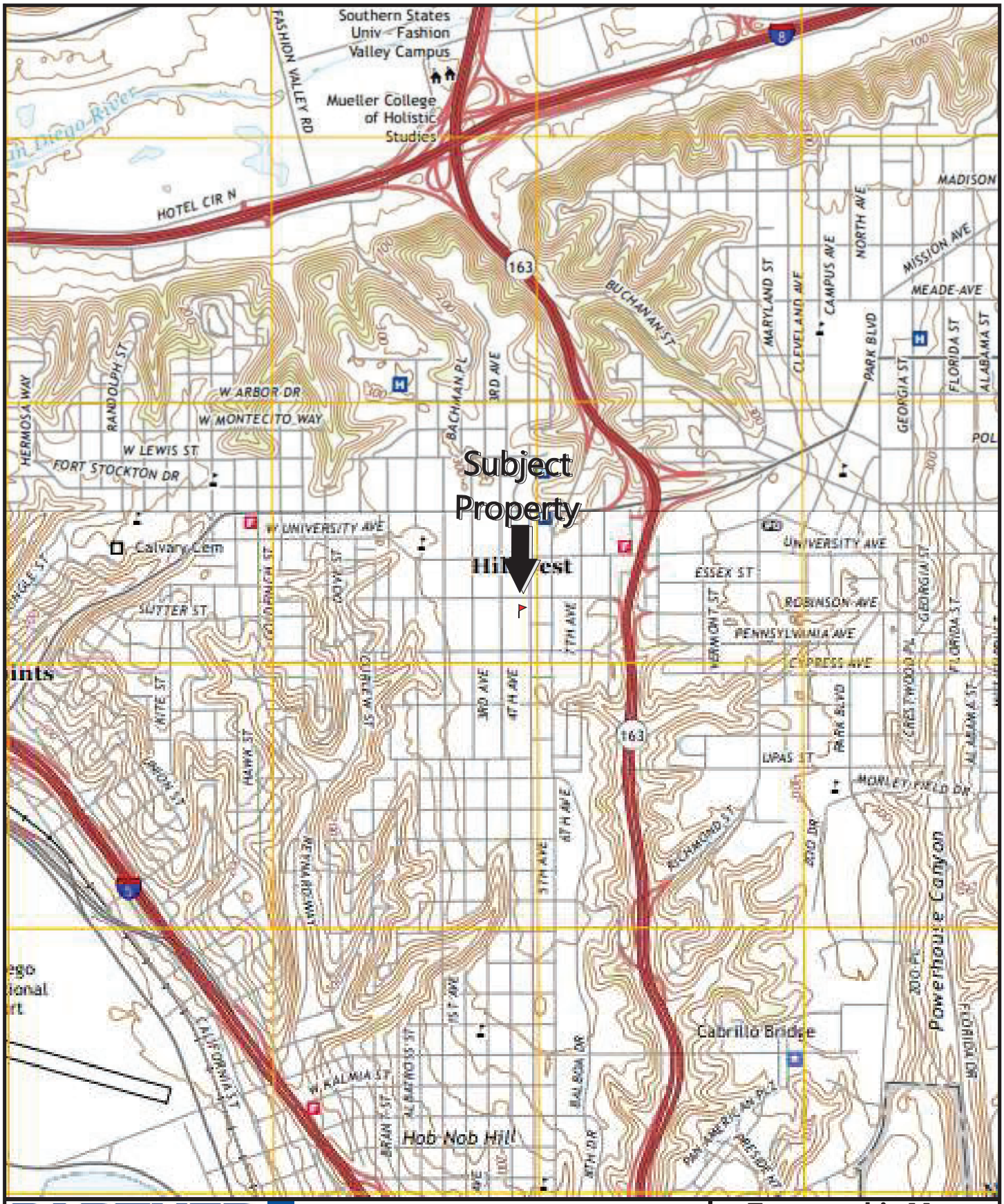
PARTNER
2154 Torrance Boulevard, Suite 200
Torrance, California 90501
Project Number: 21-337285.1

N

Site Vicinity Map

Figure	Prepared By	Date
1	D. Rutherford	October 2021

3774 & 3870 Fifth Avenue
San Diego, California 92130



PARTNER

2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 21-337285.1

N

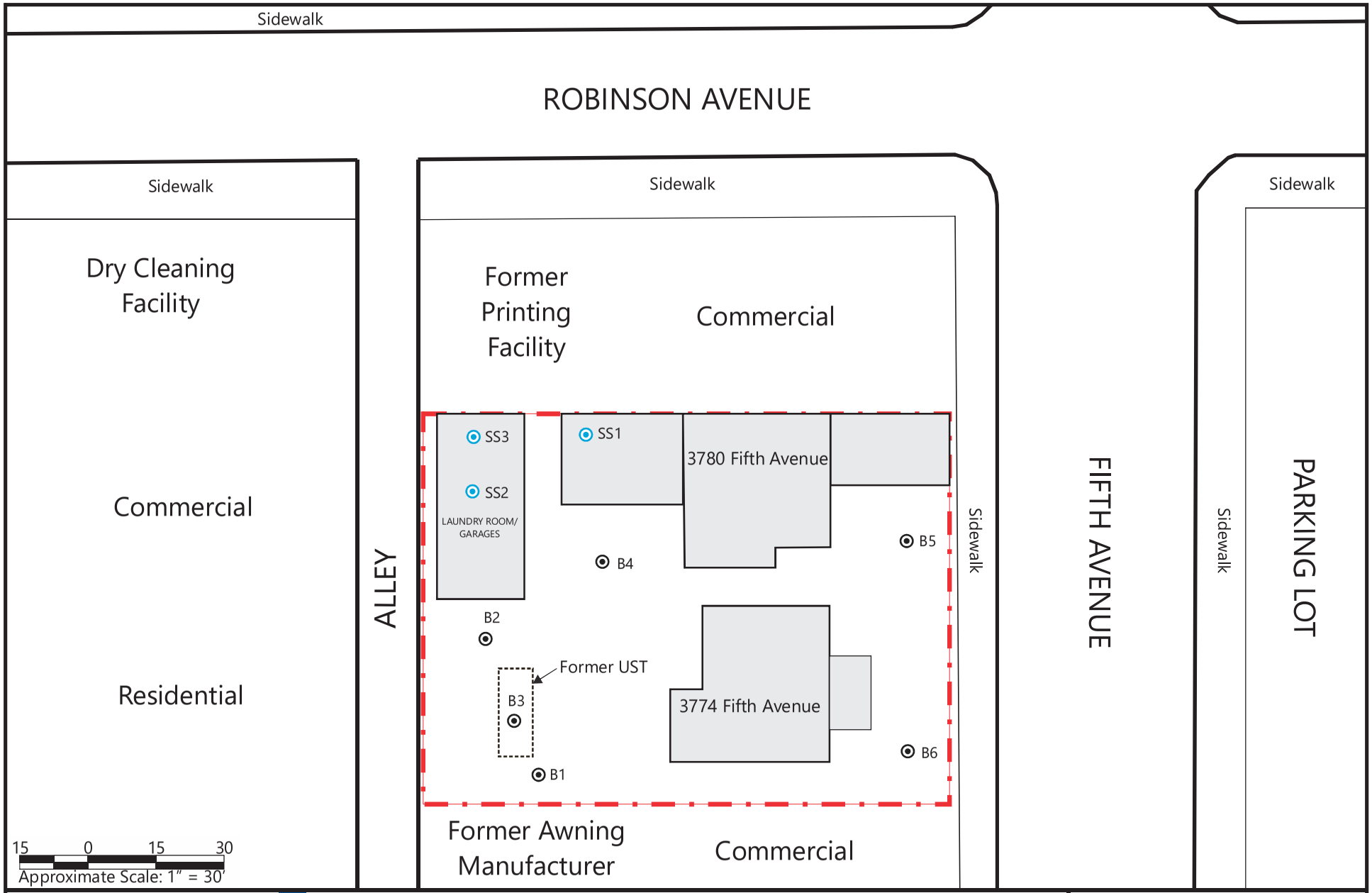
USGS La Jolla & Point Loma
California Quadrangle
Version: 2018 Current as of: 2021

Topographic Map

Figure	Prepared By	Date
2	D. Rutherford	October 2021

3774 & 3870 Fifth Avenue
San Diego, California 92130

Notes:
UST = Underground Storage Tank



Legend

- Subject Property
- Boring Location
- Sub-Slab Soil Gas Location

PARTNER
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 21-337285.1

Sample Location Map

Figure	Prepared By	Date
3	D. Rutherford	October 2021

3774 & 3870 Fifth Avenue
San Diego, California 92130

APPENDIX A: BORING LOGS

PARTNER

Boring Identification:	B1			Page 1 of 1	
Boring Location:	North of former off-site awning manufacturer			Date Started:	10/7/2021
Site Address:	3774 3780 Fifth Avenue			Date Completed:	10/7/2021
	San Diego, California 92130			Depth to Groundwater (feet bgs):	NA
Project Number:	21-337285.1			Field Technician:	S. Hanrahan
Drill Rig Type:	Geoprobe model 420MT			PARTNER	
Sampling Equipment:	Acetate Liners, Nylaflow Tubing, SUMMA cannisters			2154 Torrance Boulevard	
Borehole Diameter:	1.5"			Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1		0.0	SP	Brown, dry, coarse sand with some fine to medium gravels	3" Asphalt at surface
2		0.0	CL	Brown and grey, damp, sandy clay	
3					
4					
5		0.0	CL	Brown, damp, sandy clay	Soil gas probe installed at 5 feet bgs
6					Boring terminated at 5 feet bgs, backfilled with hydrated bentonite, and capped with concrete upon completion
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B2		Page 1 of 1
Boring Location:	Northeast of the former UST	Date Started:	10/7/2021
Site Address:	3774 3780 Fifth Avenue	Date Completed:	10/7/2021
	San Diego, California 92130	Depth to Groundwater (feet bgs):	NA
Project Number:	21-337285.1	Field Technician:	S. Hanrahan
Drill Rig Type:	Geoprobe model 420MT	PARTNER	
Sampling Equipment:	Acetate Liners, Nylaflow Tubing, SUMMA cannisters	2154 Torrance Boulevard	
Borehole Diameter:	1.5"	Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1		0.0	SP	Brown, dry, coarse sand with some fine to medium gravels	3" Asphalt at surface
2		0.0	CL	Brown and grey, damp, sandy clay	
3					
4					
5		0.0	CL	Brown, damp, sandy clay	Soil gas probe installed at 5 feet bgs
6					Boring terminated at 5 feet bgs, backfilled with hydrated bentonite, and capped with concrete upon completion
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B3				Page 1 of 1
Boring Location:	Center of thr former UST			Date Started:	10/7/2021
Site Address:	3774 3780 Fifth Avenue			Date Completed:	10/7/2021
	San Diego, California 92130			Depth to Groundwater (feet bgs):	NA
Project Number:	21-337285.1			Field Technician:	S. Hanrahan
Drill Rig Type:	Geoprobe model 420MT			PARTNER	
Sampling Equipment:	Acetate Liners, Nylaflow Tubing			2154 Torrance Boulevard	
Borehole Diameter:	1.5"			Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1	B3-1	0.0	SP	Brown, dry, coarse sand with some fine to medium gravels	3" Asphalt at surface
2	B3-2	0.0	CL	Brown and grey, damp, sandy clay	
3					
4					
5	B3-5	0.0	CL	Brown, damp, sandy clay	
6					Boring terminated at 5 feet bgs, backfilled with hydrated bentonite, and capped with concrete upon completion
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B4				Page 1 of 1
Boring Location:	Northwest of subject property			Date Started:	10/7/2021
Site Address:	3774 3780 Fifth Avenue			Date Completed:	10/7/2021
	San Diego, California 92130			Depth to Groundwater (feet bgs):	NA
Project Number:	21-337285.1			Field Technician:	S. Hanrahan
Drill Rig Type:	Geoprobe model 420MT			PARTNER	
Sampling Equipment:	Acetate Liners, Nylaflow Tubing			2154 Torrance Boulevard	
Borehole Diameter:	1.5"			Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1	B4-1	0.0	SP	Reddish brown, dry, fine to medium grained sand with medium gravels	3" Asphalt at surface
2	B4-2	0.0	SC	Reddish brown, damp, fine grained sand with grey clays	
3					
4					
5	B4-5	0.0	CL	Brown, damp sandy clay	
6					Boring terminated at 5 feet bgs, backfilled with hydrated bentonite, and capped with concrete upon completion
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B5				Page 1 of 1
Boring Location:	Northeast exterior of subject property			Date Started:	10/7/2021
Site Address:	3774 3780 Fifth Avenue			Date Completed:	10/7/2021
	San Diego, California 92130			Depth to Groundwater (feet bgs):	NA
Project Number:	21-337285.1			Field Technician:	S. Hanrahan
Drill Rig Type:	Geoprobe model 420MT			PARTNER	
Sampling Equipment:	Acetate Liners, Nylaflow Tubing			2154 Torrance Boulevard	
Borehole Diameter:	1.5"			Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1	B5-1	0.0	SM	Reddish brown, damp, fine to medium grained silty sand	5" Concrete at surface
2	B5-2	0.0	SC	Reddish brown, damp, fine grained sand with grey clays	
3					
4					
5	B5-5	0.0	CL	Brown, damp sandy clay	
6					Boring terminated at 5 feet bgs, backfilled with hydrated bentonite, and capped with concrete upon completion
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B6				Page 1 of 1
Boring Location:	Southeast exterior of subject property			Date Started:	10/7/2021
Site Address:	3774 3780 Fifth Avenue			Date Completed:	10/7/2021
	San Diego, California 92130			Depth to Groundwater (feet bgs):	NA
Project Number:	21-337285.1			Field Technician:	S. Hanrahan
Drill Rig Type:	Geoprobe model 420MT			PARTNER	
Sampling Equipment:	Acetate Liners, Nylaflow Tubing			2154 Torrance Boulevard	
Borehole Diameter:	1.5"			Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1	B6-1	0.0	SM	Reddish brown, damp, fine to medium grained silty sand	3" Asphalt at surface
2	B6-2	0.0	SC	Reddish brown, damp, fine grained sand with grey clays	
3					
4					
5	B6-5	0.0	CL	Brown, damp sandy clay	
6					Boring terminated at 5 feet bgs, backfilled with hydrated bentonite, and capped with concrete upon completion
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

APPENDIX B: LABORATORY ANALYTICAL REPORTS

PARTNER

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

13 October 2021

Hunter White
Partner Engineering & Science, Inc.--Tor
2154 Torrance Blvd., Suite 200
Torrance, CA 90501

RE: 3774 & 3780 Fifth Ave

Enclosed are the results of analyses for samples received by the laboratory on 10/08/21 17:25. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Mike Jaroudi
Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B3-2	T213065-02	Soil	10/07/21 10:00	10/08/21 17:25
B4-5	T213065-06	Soil	10/07/21 10:30	10/08/21 17:25
B5-2	T213065-08	Soil	10/07/21 11:33	10/08/21 17:25
B6-5	T213065-12	Soil	10/07/21 12:20	10/08/21 17:25

SunStar Laboratories, Inc.

Mike Jaroudi, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

DETECTIONS SUMMARY

Sample ID: B3-2 **Laboratory ID:** T213065-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**110**	1.0	mg/kg	EPA 6010b	
Chromium	**8.2**	2.0	mg/kg	EPA 6010b	
Cobalt	**5.9**	2.0	mg/kg	EPA 6010b	
Copper	**21**	1.0	mg/kg	EPA 6010b	
Lead	**69**	3.0	mg/kg	EPA 6010b	
Nickel	**3.7**	2.0	mg/kg	EPA 6010b	
Vanadium	**33**	5.0	mg/kg	EPA 6010b	
Zinc	**97**	1.0	mg/kg	EPA 6010b	

Sample ID: B4-5 **Laboratory ID:** T213065-06

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**110**	1.0	mg/kg	EPA 6010b	
Chromium	**11**	2.0	mg/kg	EPA 6010b	
Cobalt	**3.4**	2.0	mg/kg	EPA 6010b	
Copper	**4.0**	1.0	mg/kg	EPA 6010b	
Nickel	**3.2**	2.0	mg/kg	EPA 6010b	
Vanadium	**29**	5.0	mg/kg	EPA 6010b	
Zinc	**13**	1.0	mg/kg	EPA 6010b	

Sample ID: B5-2 **Laboratory ID:** T213065-08

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**140**	1.0	mg/kg	EPA 6010b	
Chromium	**6.3**	2.0	mg/kg	EPA 6010b	
Cobalt	**5.4**	2.0	mg/kg	EPA 6010b	
Copper	**2.0**	1.0	mg/kg	EPA 6010b	
Nickel	**2.9**	2.0	mg/kg	EPA 6010b	
Vanadium	**17**	5.0	mg/kg	EPA 6010b	
Zinc	**8.3**	1.0	mg/kg	EPA 6010b	

SunStar Laboratories, Inc.

Mike Jaroudi, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Sample ID: B6-5 **Laboratory ID:** T213065-12

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**130**	1.0	mg/kg	EPA 6010b	
Chromium	**10**	2.0	mg/kg	EPA 6010b	
Copper	**3.4**	1.0	mg/kg	EPA 6010b	
Nickel	**2.6**	2.0	mg/kg	EPA 6010b	
Vanadium	**28**	5.0	mg/kg	EPA 6010b	
Zinc	**11**	1.0	mg/kg	EPA 6010b	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B3-2

T213065-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	1101130	10/11/21	10/13/21	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*104 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1101127	10/11/21	10/12/21	EPA 6010b	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**110**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	10/12/21	"	
Cadmium	ND	2.0	"	"	"	"	10/12/21	"	
Chromium	**8.2**	2.0	"	"	"	"	"	"	
Cobalt	**5.9**	2.0	"	"	"	"	"	"	
Copper	**21**	1.0	"	"	"	"	"	"	
Lead	**69**	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**3.7**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**33**	5.0	"	"	"	"	"	"	
Zinc	**97**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1101126	10/11/21	10/12/21	EPA 7471A Soil	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B3-2

T213065-02 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	0.0021	mg/kg	1	1101138	10/11/21	10/12/21	EPA 8260B/5035	
Bromochloromethane	ND	0.0021	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0021	"	"	"	"	"	"	
Bromoform	ND	0.0021	"	"	"	"	"	"	
Bromomethane	ND	0.0021	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0021	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0021	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0021	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0021	"	"	"	"	"	"	
Chlorobenzene	ND	0.0021	"	"	"	"	"	"	
Chloroethane	ND	0.0021	"	"	"	"	"	"	
Chloroform	ND	0.0021	"	"	"	"	"	"	
Chloromethane	ND	0.0021	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0021	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0021	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0021	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0042	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0021	"	"	"	"	"	"	
Dibromomethane	ND	0.0021	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0021	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0021	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0021	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0021	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0021	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0021	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0021	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.0021	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0021	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0021	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0021	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0021	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B3-2

T213065-02 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	0.0021	mg/kg	1	1101138	10/11/21	10/12/21	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	0.0021	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0021	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0021	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0021	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0021	"	"	"	"	"	"	
Methylene chloride	ND	0.0084	"	"	"	"	"	"	
Naphthalene	ND	0.0021	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0021	"	"	"	"	"	"	
Styrene	ND	0.0021	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0021	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0021	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0021	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0021	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0021	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0021	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0021	"	"	"	"	"	"	
Trichloroethene	ND	0.0021	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0021	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0021	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0021	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0021	"	"	"	"	"	"	
Vinyl chloride	ND	0.0021	"	"	"	"	"	"	
Benzene	ND	0.0021	"	"	"	"	"	"	
Toluene	ND	0.0021	"	"	"	"	"	"	
Ethylbenzene	ND	0.0021	"	"	"	"	"	"	
m,p-Xylene	ND	0.0042	"	"	"	"	"	"	
o-Xylene	ND	0.0021	"	"	"	"	"	"	
Surrogate: Toluene-d8		*103 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*108 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*101 %*	*77.8-142*		"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B3-2

T213065-02 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Carbazole	ND	3.0	mg/kg	10	1101139	10/11/21	10/12/21	EPA 8270C	R-07
Phenol	ND	10	"	"	"	"	"	"	R-07
Aniline	ND	3.0	"	"	"	"	"	"	R-07
2-Chlorophenol	ND	10	"	"	"	"	"	"	R-07
1,4-Dichlorobenzene	ND	3.0	"	"	"	"	"	"	R-07
N-Nitrosodi-n-propylamine	ND	3.0	"	"	"	"	"	"	R-07
1,2,4-Trichlorobenzene	ND	3.0	"	"	"	"	"	"	R-07
4-Chloro-3-methylphenol	ND	10	"	"	"	"	"	"	R-07
2-Methylnaphthalene	ND	3.0	"	"	"	"	"	"	R-07
1-Methylnaphthalene	ND	3.0	"	"	"	"	"	"	R-07
Acenaphthene	ND	3.0	"	"	"	"	"	"	R-07
4-Nitrophenol	ND	10	"	"	"	"	"	"	R-07
2,4-Dinitrotoluene	ND	3.0	"	"	"	"	"	"	R-07
Pentachlorophenol	ND	10	"	"	"	"	"	"	R-07
Pyrene	ND	3.0	"	"	"	"	"	"	R-07
Acenaphthylene	ND	3.0	"	"	"	"	"	"	R-07
Anthracene	ND	3.0	"	"	"	"	"	"	R-07
Benzo (a) anthracene	ND	3.0	"	"	"	"	"	"	R-07
Benzo (b) fluoranthene	ND	3.0	"	"	"	"	"	"	R-07
Benzo (k) fluoranthene	ND	3.0	"	"	"	"	"	"	R-07
Benzo (g,h,i) perylene	ND	10	"	"	"	"	"	"	R-07
Benzo (a) pyrene	ND	3.0	"	"	"	"	"	"	R-07
Benzyl alcohol	ND	3.0	"	"	"	"	"	"	R-07
Bis(2-chloroethoxy)methane	ND	3.0	"	"	"	"	"	"	R-07
Bis(2-chloroethyl)ether	ND	3.0	"	"	"	"	"	"	R-07
Bis(2-chloroisopropyl)ether	ND	3.0	"	"	"	"	"	"	R-07
Bis(2-ethylhexyl)phthalate	ND	3.0	"	"	"	"	"	"	R-07
4-Bromophenyl phenyl ether	ND	3.0	"	"	"	"	"	"	R-07
Butyl benzyl phthalate	ND	3.0	"	"	"	"	"	"	R-07
4-Chloroaniline	ND	3.0	"	"	"	"	"	"	R-07
2-Chloronaphthalene	ND	3.0	"	"	"	"	"	"	R-07
4-Chlorophenyl phenyl ether	ND	3.0	"	"	"	"	"	"	R-07

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B3-2

T213065-02 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Chrysene	ND	3.0	mg/kg	10	1101139	10/11/21	10/12/21	EPA 8270C	R-07
Dibenz (a,h) anthracene	ND	3.0	"	"	"	"	"	"	R-07
Dibenzofuran	ND	3.0	"	"	"	"	"	"	R-07
Di-n-butyl phthalate	ND	3.0	"	"	"	"	"	"	R-07
1,2-Dichlorobenzene	ND	3.0	"	"	"	"	"	"	R-07
1,3-Dichlorobenzene	ND	3.0	"	"	"	"	"	"	R-07
2,4-Dichlorophenol	ND	10	"	"	"	"	"	"	R-07
Diethyl phthalate	ND	3.0	"	"	"	"	"	"	R-07
2,4-Dimethylphenol	ND	10	"	"	"	"	"	"	R-07
Dimethyl phthalate	ND	3.0	"	"	"	"	"	"	R-07
4,6-Dinitro-2-methylphenol	ND	10	"	"	"	"	"	"	R-07
2,4-Dinitrophenol	ND	10	"	"	"	"	"	"	R-07
2,6-Dinitrotoluene	ND	10	"	"	"	"	"	"	R-07
Di-n-octyl phthalate	ND	3.0	"	"	"	"	"	"	R-07
Fluoranthene	ND	3.0	"	"	"	"	"	"	R-07
Fluorene	ND	3.0	"	"	"	"	"	"	R-07
Hexachlorobenzene	ND	15	"	"	"	"	"	"	R-07
Hexachlorobutadiene	ND	3.0	"	"	"	"	"	"	R-07
Hexachlorocyclopentadiene	ND	10	"	"	"	"	"	"	R-07
Hexachloroethane	ND	3.0	"	"	"	"	"	"	R-07
Indeno (1,2,3-cd) pyrene	ND	3.0	"	"	"	"	"	"	R-07
Isophorone	ND	3.0	"	"	"	"	"	"	R-07
2-Methylphenol	ND	10	"	"	"	"	"	"	R-07
4-Methylphenol	ND	10	"	"	"	"	"	"	R-07
Naphthalene	ND	3.0	"	"	"	"	"	"	R-07
2-Nitroaniline	ND	3.0	"	"	"	"	"	"	R-07
3-Nitroaniline	ND	3.0	"	"	"	"	"	"	R-07
4-Nitroaniline	ND	3.0	"	"	"	"	"	"	R-07
Nitrobenzene	ND	10	"	"	"	"	"	"	R-07
2-Nitrophenol	ND	10	"	"	"	"	"	"	R-07
N-Nitrosodimethylamine	ND	3.0	"	"	"	"	"	"	R-07
N-Nitrosodiphenylamine	ND	3.0	"	"	"	"	"	"	R-07

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B3-2

T213065-02 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2,3,5,6-Tetrachlorophenol	ND	3.0	mg/kg	10	1101139	10/11/21	10/12/21	EPA 8270C	R-07
2,3,4,6-Tetrachlorophenol	ND	3.0	"	"	"	"	"	"	R-07
Phenanthrene	ND	3.0	"	"	"	"	"	"	R-07
Azobenzene	ND	3.0	"	"	"	"	"	"	R-07
Pyridine	ND	3.0	"	"	"	"	"	"	R-07
2,4,5-Trichlorophenol	ND	10	"	"	"	"	"	"	R-07
2,4,6-Trichlorophenol	ND	10	"	"	"	"	"	"	R-07
Surrogate: 2-Fluorophenol		*71.3 %*	*15-121*		"	"	"	"	*R-07*
Surrogate: Phenol-d6		*85.6 %*	*24-113*		"	"	"	"	*R-07*
Surrogate: Nitrobenzene-d5		*74.2 %*	*21.3-119*		"	"	"	"	*R-07*
Surrogate: 2-Fluorobiphenyl		*81.6 %*	*32.4-102*		"	"	"	"	*R-07*
Surrogate: 2,4,6-Tribromophenol		*72.9 %*	*18.1-105*		"	"	"	"	*R-07*
Surrogate: Terphenyl-dl4		*77.2 %*	*29.1-130*		"	"	"	"	*R-07*

SunStar Laboratories, Inc.

Mike Jaroudi, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B4-5

T213065-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	1101130	10/11/21	10/13/21	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*88.0 %*		*65-135*	"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1101127	10/11/21	10/12/21	EPA 6010b	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**110**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	10/12/21	"	
Cadmium	ND	2.0	"	"	"	"	10/12/21	"	
Chromium	**11**	2.0	"	"	"	"	"	"	
Cobalt	**3.4**	2.0	"	"	"	"	"	"	
Copper	**4.0**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**3.2**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**29**	5.0	"	"	"	"	"	"	
Zinc	**13**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1101126	10/11/21	10/12/21	EPA 7471A Soil	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B4-5

T213065-06 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	0.0018	mg/kg	1	1101138	10/11/21	10/12/21	EPA 8260B/5035	
Bromochloromethane	ND	0.0018	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0018	"	"	"	"	"	"	
Bromoform	ND	0.0018	"	"	"	"	"	"	
Bromomethane	ND	0.0018	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0018	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0018	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0018	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0018	"	"	"	"	"	"	
Chlorobenzene	ND	0.0018	"	"	"	"	"	"	
Chloroethane	ND	0.0018	"	"	"	"	"	"	
Chloroform	ND	0.0018	"	"	"	"	"	"	
Chloromethane	ND	0.0018	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0018	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0018	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0018	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0037	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0018	"	"	"	"	"	"	
Dibromomethane	ND	0.0018	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0018	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0018	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0018	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0018	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0018	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0018	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0018	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.0018	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0018	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0018	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0018	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0018	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B4-5

T213065-06 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	0.0018	mg/kg	1	1101138	10/11/21	10/12/21	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	0.0018	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0018	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0018	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0018	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0018	"	"	"	"	"	"	
Methylene chloride	ND	0.0073	"	"	"	"	"	"	
Naphthalene	ND	0.0018	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0018	"	"	"	"	"	"	
Styrene	ND	0.0018	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0018	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0018	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0018	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0018	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0018	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0018	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0018	"	"	"	"	"	"	
Trichloroethene	ND	0.0018	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0018	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0018	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0018	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0018	"	"	"	"	"	"	
Vinyl chloride	ND	0.0018	"	"	"	"	"	"	
Benzene	ND	0.0018	"	"	"	"	"	"	
Toluene	ND	0.0018	"	"	"	"	"	"	
Ethylbenzene	ND	0.0018	"	"	"	"	"	"	
m,p-Xylene	ND	0.0037	"	"	"	"	"	"	
o-Xylene	ND	0.0018	"	"	"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*108 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*102 %*	*77.8-142*		"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B4-5

T213065-06 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Carbazole	ND	0.30	mg/kg	1	1101139	10/11/21	10/12/21	EPA 8270C	
Phenol	ND	1.0	"	"	"	"	"	"	
Aniline	ND	0.30	"	"	"	"	"	"	
2-Chlorophenol	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.30	"	"	"	"	"	"	
N-Nitrosodi-n-propylamine	ND	0.30	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.30	"	"	"	"	"	"	
4-Chloro-3-methylphenol	ND	1.0	"	"	"	"	"	"	
2-Methylnaphthalene	ND	0.30	"	"	"	"	"	"	
1-Methylnaphthalene	ND	0.30	"	"	"	"	"	"	
Acenaphthene	ND	0.30	"	"	"	"	"	"	
4-Nitrophenol	ND	1.0	"	"	"	"	"	"	
2,4-Dinitrotoluene	ND	0.30	"	"	"	"	"	"	
Pentachlorophenol	ND	1.0	"	"	"	"	"	"	
Pyrene	ND	0.30	"	"	"	"	"	"	
Acenaphthylene	ND	0.30	"	"	"	"	"	"	
Anthracene	ND	0.30	"	"	"	"	"	"	
Benzo (a) anthracene	ND	0.30	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.30	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.30	"	"	"	"	"	"	
Benzo (g,h,i) perylene	ND	1.0	"	"	"	"	"	"	
Benzo (a) pyrene	ND	0.30	"	"	"	"	"	"	
Benzyl alcohol	ND	0.30	"	"	"	"	"	"	
Bis(2-chloroethoxy)methane	ND	0.30	"	"	"	"	"	"	
Bis(2-chloroethyl)ether	ND	0.30	"	"	"	"	"	"	
Bis(2-chloroisopropyl)ether	ND	0.30	"	"	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	0.30	"	"	"	"	"	"	
4-Bromophenyl phenyl ether	ND	0.30	"	"	"	"	"	"	
Butyl benzyl phthalate	ND	0.30	"	"	"	"	"	"	
4-Chloroaniline	ND	0.30	"	"	"	"	"	"	
2-Chloronaphthalene	ND	0.30	"	"	"	"	"	"	
4-Chlorophenyl phenyl ether	ND	0.30	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B4-5

T213065-06 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Chrysene	ND	0.30	mg/kg	1	1101139	10/11/21	10/12/21	EPA 8270C	
Dibenz (a,h) anthracene	ND	0.30	"	"	"	"	"	"	
Dibenzofuran	ND	0.30	"	"	"	"	"	"	
Di-n-butyl phthalate	ND	0.30	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.30	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.30	"	"	"	"	"	"	
2,4-Dichlorophenol	ND	1.0	"	"	"	"	"	"	
Diethyl phthalate	ND	0.30	"	"	"	"	"	"	
2,4-Dimethylphenol	ND	1.0	"	"	"	"	"	"	
Dimethyl phthalate	ND	0.30	"	"	"	"	"	"	
4,6-Dinitro-2-methylphenol	ND	1.0	"	"	"	"	"	"	
2,4-Dinitrophenol	ND	1.0	"	"	"	"	"	"	
2,6-Dinitrotoluene	ND	1.0	"	"	"	"	"	"	
Di-n-octyl phthalate	ND	0.30	"	"	"	"	"	"	
Fluoranthene	ND	0.30	"	"	"	"	"	"	
Fluorene	ND	0.30	"	"	"	"	"	"	
Hexachlorobenzene	ND	1.5	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.30	"	"	"	"	"	"	
Hexachlorocyclopentadiene	ND	1.0	"	"	"	"	"	"	
Hexachloroethane	ND	0.30	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.30	"	"	"	"	"	"	
Isophorone	ND	0.30	"	"	"	"	"	"	
2-Methylphenol	ND	1.0	"	"	"	"	"	"	
4-Methylphenol	ND	1.0	"	"	"	"	"	"	
Naphthalene	ND	0.30	"	"	"	"	"	"	
2-Nitroaniline	ND	0.30	"	"	"	"	"	"	
3-Nitroaniline	ND	0.30	"	"	"	"	"	"	
4-Nitroaniline	ND	0.30	"	"	"	"	"	"	
Nitrobenzene	ND	1.0	"	"	"	"	"	"	
2-Nitrophenol	ND	1.0	"	"	"	"	"	"	
N-Nitrosodimethylamine	ND	0.30	"	"	"	"	"	"	
N-Nitrosodiphenylamine	ND	0.30	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B4-5

T213065-06 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2,3,5,6-Tetrachlorophenol	ND	0.30	mg/kg	1	1101139	10/11/21	10/12/21	EPA 8270C	
2,3,4,6-Tetrachlorophenol	ND	0.30	"	"	"	"	"	"	
Phenanthrene	ND	0.30	"	"	"	"	"	"	
Azobenzene	ND	0.30	"	"	"	"	"	"	
Pyridine	ND	0.30	"	"	"	"	"	"	
2,4,5-Trichlorophenol	ND	1.0	"	"	"	"	"	"	
2,4,6-Trichlorophenol	ND	1.0	"	"	"	"	"	"	
Surrogate: 2-Fluorophenol		*88.3 %*	*15-121*		"	"	"	"	
Surrogate: Phenol-d6		*102 %*	*24-113*		"	"	"	"	
Surrogate: Nitrobenzene-d5		*97.2 %*	*21.3-119*		"	"	"	"	
Surrogate: 2-Fluorobiphenyl		*94.9 %*	*32.4-102*		"	"	"	"	
Surrogate: 2,4,6-Tribromophenol		*103 %*	*18.1-105*		"	"	"	"	
Surrogate: Terphenyl-dl4		*90.5 %*	*29.1-130*		"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B5-2

T213065-08 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	1101130	10/11/21	10/13/21	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*88.6 %*		*65-135*	"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1101127	10/11/21	10/12/21	EPA 6010b	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**140**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**6.3**	2.0	"	"	"	"	"	"	
Cobalt	**5.4**	2.0	"	"	"	"	"	"	
Copper	**2.0**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**2.9**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**17**	5.0	"	"	"	"	"	"	
Zinc	**8.3**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1101126	10/11/21	10/12/21	EPA 7471A Soil	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B5-2

T213065-08 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	0.0019	mg/kg	1	1101138	10/11/21	10/12/21	EPA 8260B/5035	
Bromochloromethane	ND	0.0019	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0019	"	"	"	"	"	"	
Bromoform	ND	0.0019	"	"	"	"	"	"	
Bromomethane	ND	0.0019	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0019	"	"	"	"	"	"	
Chlorobenzene	ND	0.0019	"	"	"	"	"	"	
Chloroethane	ND	0.0019	"	"	"	"	"	"	
Chloroform	ND	0.0019	"	"	"	"	"	"	
Chloromethane	ND	0.0019	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0019	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0019	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0038	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0019	"	"	"	"	"	"	
Dibromomethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0019	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0019	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0019	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0019	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0019	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B5-2

T213065-08 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	0.0019	mg/kg	1	1101138	10/11/21	10/12/21	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	0.0019	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0019	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0019	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0019	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0019	"	"	"	"	"	"	
Methylene chloride	ND	0.0075	"	"	"	"	"	"	
Naphthalene	ND	0.0019	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0019	"	"	"	"	"	"	
Styrene	ND	0.0019	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0019	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0019	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0019	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0019	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0019	"	"	"	"	"	"	
Trichloroethene	ND	0.0019	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0019	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0019	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0019	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0019	"	"	"	"	"	"	
Vinyl chloride	ND	0.0019	"	"	"	"	"	"	
Benzene	ND	0.0019	"	"	"	"	"	"	
Toluene	ND	0.0019	"	"	"	"	"	"	
Ethylbenzene	ND	0.0019	"	"	"	"	"	"	
m,p-Xylene	ND	0.0038	"	"	"	"	"	"	
o-Xylene	ND	0.0019	"	"	"	"	"	"	
Surrogate: Toluene-d8		*103 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*108 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*103 %*	*77.8-142*		"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B5-2

T213065-08 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Carbazole	ND	0.30	mg/kg	1	1101139	10/11/21	10/12/21	EPA 8270C	
Phenol	ND	1.0	"	"	"	"	"	"	
Aniline	ND	0.30	"	"	"	"	"	"	
2-Chlorophenol	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.30	"	"	"	"	"	"	
N-Nitrosodi-n-propylamine	ND	0.30	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.30	"	"	"	"	"	"	
4-Chloro-3-methylphenol	ND	1.0	"	"	"	"	"	"	
1-Methylnaphthalene	ND	0.30	"	"	"	"	"	"	
2-Methylnaphthalene	ND	0.30	"	"	"	"	"	"	
Acenaphthene	ND	0.30	"	"	"	"	"	"	
4-Nitrophenol	ND	1.0	"	"	"	"	"	"	
2,4-Dinitrotoluene	ND	0.30	"	"	"	"	"	"	
Pentachlorophenol	ND	1.0	"	"	"	"	"	"	
Pyrene	ND	0.30	"	"	"	"	"	"	
Acenaphthylene	ND	0.30	"	"	"	"	"	"	
Anthracene	ND	0.30	"	"	"	"	"	"	
Benzo (a) anthracene	ND	0.30	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.30	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.30	"	"	"	"	"	"	
Benzo (g,h,i) perylene	ND	1.0	"	"	"	"	"	"	
Benzo (a) pyrene	ND	0.30	"	"	"	"	"	"	
Benzyl alcohol	ND	0.30	"	"	"	"	"	"	
Bis(2-chloroethoxy)methane	ND	0.30	"	"	"	"	"	"	
Bis(2-chloroethyl)ether	ND	0.30	"	"	"	"	"	"	
Bis(2-chloroisopropyl)ether	ND	0.30	"	"	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	0.30	"	"	"	"	"	"	
4-Bromophenyl phenyl ether	ND	0.30	"	"	"	"	"	"	
Butyl benzyl phthalate	ND	0.30	"	"	"	"	"	"	
4-Chloroaniline	ND	0.30	"	"	"	"	"	"	
2-Chloronaphthalene	ND	0.30	"	"	"	"	"	"	
4-Chlorophenyl phenyl ether	ND	0.30	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B5-2

T213065-08 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Chrysene	ND	0.30	mg/kg	1	1101139	10/11/21	10/12/21	EPA 8270C	
Dibenz (a,h) anthracene	ND	0.30	"	"	"	"	"	"	
Dibenzofuran	ND	0.30	"	"	"	"	"	"	
Di-n-butyl phthalate	ND	0.30	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.30	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.30	"	"	"	"	"	"	
2,4-Dichlorophenol	ND	1.0	"	"	"	"	"	"	
Diethyl phthalate	ND	0.30	"	"	"	"	"	"	
2,4-Dimethylphenol	ND	1.0	"	"	"	"	"	"	
Dimethyl phthalate	ND	0.30	"	"	"	"	"	"	
4,6-Dinitro-2-methylphenol	ND	1.0	"	"	"	"	"	"	
2,4-Dinitrophenol	ND	1.0	"	"	"	"	"	"	
2,6-Dinitrotoluene	ND	1.0	"	"	"	"	"	"	
Di-n-octyl phthalate	ND	0.30	"	"	"	"	"	"	
Fluoranthene	ND	0.30	"	"	"	"	"	"	
Fluorene	ND	0.30	"	"	"	"	"	"	
Hexachlorobenzene	ND	1.5	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.30	"	"	"	"	"	"	
Hexachlorocyclopentadiene	ND	1.0	"	"	"	"	"	"	
Hexachloroethane	ND	0.30	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.30	"	"	"	"	"	"	
Isophorone	ND	0.30	"	"	"	"	"	"	
2-Methylphenol	ND	1.0	"	"	"	"	"	"	
4-Methylphenol	ND	1.0	"	"	"	"	"	"	
Naphthalene	ND	0.30	"	"	"	"	"	"	
2-Nitroaniline	ND	0.30	"	"	"	"	"	"	
3-Nitroaniline	ND	0.30	"	"	"	"	"	"	
4-Nitroaniline	ND	0.30	"	"	"	"	"	"	
Nitrobenzene	ND	1.0	"	"	"	"	"	"	
2-Nitrophenol	ND	1.0	"	"	"	"	"	"	
N-Nitrosodimethylamine	ND	0.30	"	"	"	"	"	"	
N-Nitrosodiphenylamine	ND	0.30	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B5-2

T213065-08 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2,3,5,6-Tetrachlorophenol	ND	0.30	mg/kg	1	1101139	10/11/21	10/12/21	EPA 8270C	
2,3,4,6-Tetrachlorophenol	ND	0.30	"	"	"	"	"	"	
Phenanthrene	ND	0.30	"	"	"	"	"	"	
Azobenzene	ND	0.30	"	"	"	"	"	"	
2,4,5-Trichlorophenol	ND	1.0	"	"	"	"	"	"	
Pyridine	ND	0.30	"	"	"	"	"	"	
2,4,6-Trichlorophenol	ND	1.0	"	"	"	"	"	"	
Surrogate: 2-Fluorophenol		*84.7 %*	*15-121*		"	"	"	"	
Surrogate: Phenol-d6		*97.4 %*	*24-113*		"	"	"	"	
Surrogate: Nitrobenzene-d5		*94.7 %*	*21.3-119*		"	"	"	"	
Surrogate: 2-Fluorobiphenyl		*92.3 %*	*32.4-102*		"	"	"	"	
Surrogate: 2,4,6-Tribromophenol		*99.8 %*	*18.1-105*		"	"	"	"	
Surrogate: Terphenyl-dl4		*91.2 %*	*29.1-130*		"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B6-5

T213065-12 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	1101130	10/11/21	10/13/21	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*106 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1101127	10/11/21	10/12/21	EPA 6010b	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**130**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**10**	2.0	"	"	"	"	"	"	
Cobalt	ND	2.0	"	"	"	"	"	"	
Copper	**3.4**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**2.6**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**28**	5.0	"	"	"	"	"	"	
Zinc	**11**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1101126	10/11/21	10/12/21	EPA 7471A Soil	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B6-5

T213065-12 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	0.0019	mg/kg	1	1101138	10/11/21	10/12/21	EPA 8260B/5035	
Bromochloromethane	ND	0.0019	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0019	"	"	"	"	"	"	
Bromoform	ND	0.0019	"	"	"	"	"	"	
Bromomethane	ND	0.0019	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0019	"	"	"	"	"	"	
Chlorobenzene	ND	0.0019	"	"	"	"	"	"	
Chloroethane	ND	0.0019	"	"	"	"	"	"	
Chloroform	ND	0.0019	"	"	"	"	"	"	
Chloromethane	ND	0.0019	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0019	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0019	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0037	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0019	"	"	"	"	"	"	
Dibromomethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0019	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0019	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0019	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0019	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0019	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B6-5

T213065-12 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	0.0019	mg/kg	1	1101138	10/11/21	10/12/21	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	0.0019	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0019	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0019	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0019	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0019	"	"	"	"	"	"	
Methylene chloride	ND	0.0075	"	"	"	"	"	"	
Naphthalene	ND	0.0019	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0019	"	"	"	"	"	"	
Styrene	ND	0.0019	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0019	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0019	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0019	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0019	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0019	"	"	"	"	"	"	
Trichloroethene	ND	0.0019	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0019	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0019	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0019	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0019	"	"	"	"	"	"	
Vinyl chloride	ND	0.0019	"	"	"	"	"	"	
Benzene	ND	0.0019	"	"	"	"	"	"	
Toluene	ND	0.0019	"	"	"	"	"	"	
Ethylbenzene	ND	0.0019	"	"	"	"	"	"	
m,p-Xylene	ND	0.0037	"	"	"	"	"	"	
o-Xylene	ND	0.0019	"	"	"	"	"	"	
Surrogate: Toluene-d8		*103 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*107 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*104 %*	*77.8-142*		"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B6-5

T213065-12 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Carbazole	ND	0.30	mg/kg	1	1101139	10/11/21	10/12/21	EPA 8270C	
Phenol	ND	1.0	"	"	"	"	"	"	
Aniline	ND	0.30	"	"	"	"	"	"	
2-Chlorophenol	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.30	"	"	"	"	"	"	
N-Nitrosodi-n-propylamine	ND	0.30	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.30	"	"	"	"	"	"	
4-Chloro-3-methylphenol	ND	1.0	"	"	"	"	"	"	
2-Methylnaphthalene	ND	0.30	"	"	"	"	"	"	
1-Methylnaphthalene	ND	0.30	"	"	"	"	"	"	
Acenaphthene	ND	0.30	"	"	"	"	"	"	
4-Nitrophenol	ND	1.0	"	"	"	"	"	"	
2,4-Dinitrotoluene	ND	0.30	"	"	"	"	"	"	
Pentachlorophenol	ND	1.0	"	"	"	"	"	"	
Pyrene	ND	0.30	"	"	"	"	"	"	
Acenaphthylene	ND	0.30	"	"	"	"	"	"	
Anthracene	ND	0.30	"	"	"	"	"	"	
Benzo (a) anthracene	ND	0.30	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.30	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.30	"	"	"	"	"	"	
Benzo (g,h,i) perylene	ND	1.0	"	"	"	"	"	"	
Benzo (a) pyrene	ND	0.30	"	"	"	"	"	"	
Benzyl alcohol	ND	0.30	"	"	"	"	"	"	
Bis(2-chloroethoxy)methane	ND	0.30	"	"	"	"	"	"	
Bis(2-chloroethyl)ether	ND	0.30	"	"	"	"	"	"	
Bis(2-chloroisopropyl)ether	ND	0.30	"	"	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	0.30	"	"	"	"	"	"	
4-Bromophenyl phenyl ether	ND	0.30	"	"	"	"	"	"	
Butyl benzyl phthalate	ND	0.30	"	"	"	"	"	"	
4-Chloroaniline	ND	0.30	"	"	"	"	"	"	
2-Chloronaphthalene	ND	0.30	"	"	"	"	"	"	
4-Chlorophenyl phenyl ether	ND	0.30	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B6-5

T213065-12 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Chrysene	ND	0.30	mg/kg	1	1101139	10/11/21	10/12/21	EPA 8270C	
Dibenz (a,h) anthracene	ND	0.30	"	"	"	"	"	"	
Dibenzofuran	ND	0.30	"	"	"	"	"	"	
Di-n-butyl phthalate	ND	0.30	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.30	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.30	"	"	"	"	"	"	
2,4-Dichlorophenol	ND	1.0	"	"	"	"	"	"	
Diethyl phthalate	ND	0.30	"	"	"	"	"	"	
2,4-Dimethylphenol	ND	1.0	"	"	"	"	"	"	
Dimethyl phthalate	ND	0.30	"	"	"	"	"	"	
4,6-Dinitro-2-methylphenol	ND	1.0	"	"	"	"	"	"	
2,4-Dinitrophenol	ND	1.0	"	"	"	"	"	"	
2,6-Dinitrotoluene	ND	1.0	"	"	"	"	"	"	
Di-n-octyl phthalate	ND	0.30	"	"	"	"	"	"	
Fluoranthene	ND	0.30	"	"	"	"	"	"	
Fluorene	ND	0.30	"	"	"	"	"	"	
Hexachlorobenzene	ND	1.5	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.30	"	"	"	"	"	"	
Hexachlorocyclopentadiene	ND	1.0	"	"	"	"	"	"	
Hexachloroethane	ND	0.30	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.30	"	"	"	"	"	"	
Isophorone	ND	0.30	"	"	"	"	"	"	
2-Methylphenol	ND	1.0	"	"	"	"	"	"	
4-Methylphenol	ND	1.0	"	"	"	"	"	"	
Naphthalene	ND	0.30	"	"	"	"	"	"	
2-Nitroaniline	ND	0.30	"	"	"	"	"	"	
3-Nitroaniline	ND	0.30	"	"	"	"	"	"	
4-Nitroaniline	ND	0.30	"	"	"	"	"	"	
Nitrobenzene	ND	1.0	"	"	"	"	"	"	
2-Nitrophenol	ND	1.0	"	"	"	"	"	"	
N-Nitrosodimethylamine	ND	0.30	"	"	"	"	"	"	
N-Nitrosodiphenylamine	ND	0.30	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

B6-5

T213065-12 (Soil)

SunStar Laboratories, Inc.

Semivolatile Organic Compounds by EPA Method 8270C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2,3,5,6-Tetrachlorophenol	ND	0.30	mg/kg	1	1101139	10/11/21	10/12/21	EPA 8270C	
2,3,4,6-Tetrachlorophenol	ND	0.30	"	"	"	"	"	"	
Phenanthrene	ND	0.30	"	"	"	"	"	"	
Azobenzene	ND	0.30	"	"	"	"	"	"	
Pyridine	ND	0.30	"	"	"	"	"	"	
2,4,5-Trichlorophenol	ND	1.0	"	"	"	"	"	"	
2,4,6-Trichlorophenol	ND	1.0	"	"	"	"	"	"	
Surrogate: 2-Fluorophenol		*78.2 %*	*15-121*		"	"	"	"	
Surrogate: Phenol-d6		*92.2 %*	*24-113*		"	"	"	"	
Surrogate: Nitrobenzene-d5		*87.8 %*	*21.3-119*		"	"	"	"	
Surrogate: 2-Fluorobiphenyl		*91.7 %*	*32.4-102*		"	"	"	"	
Surrogate: 2,4,6-Tribromophenol		*96.2 %*	*18.1-105*		"	"	"	"	
Surrogate: Terphenyl-dl4		*94.4 %*	*29.1-130*		"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Extractable Petroleum Hydrocarbons by 8015B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101130 - EPA 3550B GC										
Blank (1101130-BLK1)				Prepared: 10/11/21 Analyzed: 10/12/21						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*104*		*"*	*100*		*104*	*65-135*			
LCS (1101130-BS1)				Prepared: 10/11/21 Analyzed: 10/12/21						
C13-C28 (DRO)	470	10	mg/kg	500		93.2	75-125			
Surrogate: p-Terphenyl	*103*		*"*	*100*		*103*	*65-135*			
LCS Dup (1101130-BSD1)				Prepared: 10/11/21 Analyzed: 10/12/21						
C13-C28 (DRO)	430	10	mg/kg	500		86.8	75-125	7.10	20	
Surrogate: p-Terphenyl	*104*		*"*	*100*		*104*	*65-135*			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101127 - EPA 3050B										
Blank (1101127-BLK1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Antimony	ND	3.0	mg/kg							
Silver	ND	2.0	"							
Arsenic	ND	5.0	"							
Barium	ND	1.0	"							
Beryllium	ND	1.0	"							
Cadmium	ND	2.0	"							
Chromium	ND	2.0	"							
Cobalt	ND	2.0	"							
Copper	ND	1.0	"							
Lead	ND	3.0	"							
Molybdenum	ND	5.0	"							
Nickel	ND	2.0	"							
Selenium	ND	5.0	"							
Thallium	ND	5.0	"							
Vanadium	ND	5.0	"							
Zinc	ND	1.0	"							
LCS (1101127-BS1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Arsenic	96.2	5.0	mg/kg	100		96.2	75-125			
Barium	97.2	1.0	"	100		97.2	75-125			
Cadmium	96.9	2.0	"	100		96.9	75-125			
Chromium	97.4	2.0	"	100		97.4	75-125			
Lead	98.3	3.0	"	100		98.3	75-125			
Matrix Spike (1101127-MS1)	**Source: T213057-01**			Prepared: 10/11/21 Analyzed: 10/12/21						
Arsenic	54.7	5.0	mg/kg	96.2	ND	56.9	75-125			QM-05
Barium	111	1.0	"	96.2	48.2	65.8	75-125			QM-05
Cadmium	54.1	2.0	"	96.2	0.134	56.1	75-125			QM-05
Chromium	59.7	2.0	"	96.2	4.66	57.2	75-125			QM-05
Lead	58.3	3.0	"	96.2	7.50	52.8	75-125			QM-05

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101127 - EPA 3050B										
Matrix Spike Dup (1101127-MSD1)	**Source: T213057-01**			Prepared: 10/11/21 Analyzed: 10/12/21						
Arsenic	57.4	5.0	mg/kg	99.0	ND	58.0	75-125	4.80	20	QM-05
Barium	120	1.0	"	99.0	48.2	72.4	75-125	7.30	20	QM-05
Cadmium	55.6	2.0	"	99.0	0.134	56.0	75-125	2.78	20	QM-05
Chromium	61.5	2.0	"	99.0	4.66	57.4	75-125	2.92	20	QM-05
Lead	61.3	3.0	"	99.0	7.50	54.3	75-125	5.06	20	QM-05

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Cold Vapor Extraction EPA 7470/7471 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101126 - EPA 7471A Soil										
Blank (1101126-BLK1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Mercury	ND	0.10	mg/kg							
LCS (1101126-BS1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Mercury	0.383	0.10	mg/kg	0.417		91.9	80-120			
Matrix Spike (1101126-MS1)	**Source: T213057-01**			Prepared: 10/11/21 Analyzed: 10/12/21						
Mercury	0.356	0.10	mg/kg	0.397	ND	89.7	75-125			
Matrix Spike Dup (1101126-MSD1)	**Source: T213057-01**			Prepared: 10/11/21 Analyzed: 10/12/21						
Mercury	0.378	0.10	mg/kg	0.417	ND	90.8	75-125	6.06	20	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101138 - EPA 5035 GCMS										
Blank (1101138-BLK1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Bromobenzene	ND	0.0025	mg/kg							
Bromochloromethane	ND	0.0025	"							
Bromodichloromethane	ND	0.0025	"							
Bromoform	ND	0.0025	"							
Bromomethane	ND	0.0025	"							
n-Butylbenzene	ND	0.0025	"							
sec-Butylbenzene	ND	0.0025	"							
tert-Butylbenzene	ND	0.0025	"							
Carbon tetrachloride	ND	0.0025	"							
Chlorobenzene	ND	0.0025	"							
Chloroethane	ND	0.0025	"							
Chloroform	ND	0.0025	"							
Chloromethane	ND	0.0025	"							
2-Chlorotoluene	ND	0.0025	"							
4-Chlorotoluene	ND	0.0025	"							
Dibromochloromethane	ND	0.0025	"							
1,2-Dibromo-3-chloropropane	ND	0.0050	"							
1,2-Dibromoethane (EDB)	ND	0.0025	"							
Dibromomethane	ND	0.0025	"							
1,2-Dichlorobenzene	ND	0.0025	"							
1,3-Dichlorobenzene	ND	0.0025	"							
1,4-Dichlorobenzene	ND	0.0025	"							
Dichlorodifluoromethane	ND	0.0025	"							
1,1-Dichloroethane	ND	0.0025	"							
1,2-Dichloroethane	ND	0.0025	"							
1,1-Dichloroethene	ND	0.0025	"							
cis-1,2-Dichloroethene	ND	0.0025	"							
trans-1,2-Dichloroethene	ND	0.0025	"							
1,2-Dichloropropane	ND	0.0025	"							
1,3-Dichloropropane	ND	0.0025	"							
2,2-Dichloropropane	ND	0.0025	"							
1,1-Dichloropropene	ND	0.0025	"							
cis-1,3-Dichloropropene	ND	0.0025	"							
trans-1,3-Dichloropropene	ND	0.0025	"							
Hexachlorobutadiene	ND	0.0025	"							
Isopropylbenzene	ND	0.0025	"							

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101138 - EPA 5035 GCMS										
Blank (1101138-BLK1)				Prepared: 10/11/21 Analyzed: 10/12/21						
p-Isopropyltoluene	ND	0.0025	mg/kg							
Methylene chloride	ND	0.010	"							
Naphthalene	ND	0.0025	"							
n-Propylbenzene	ND	0.0025	"							
Styrene	ND	0.0025	"							
1,1,2,2-Tetrachloroethane	ND	0.0025	"							
1,1,1,2-Tetrachloroethane	ND	0.0025	"							
Tetrachloroethene	ND	0.0025	"							
1,2,3-Trichlorobenzene	ND	0.0025	"							
1,2,4-Trichlorobenzene	ND	0.0025	"							
1,1,2-Trichloroethane	ND	0.0025	"							
1,1,1-Trichloroethane	ND	0.0025	"							
Trichloroethene	ND	0.0025	"							
Trichlorofluoromethane	ND	0.0025	"							
1,2,3-Trichloropropane	ND	0.0025	"							
1,3,5-Trimethylbenzene	ND	0.0025	"							
1,2,4-Trimethylbenzene	ND	0.0025	"							
Vinyl chloride	ND	0.0025	"							
Benzene	ND	0.0025	"							
Toluene	ND	0.0025	"							
Ethylbenzene	ND	0.0025	"							
m,p-Xylene	ND	0.0050	"							
o-Xylene	ND	0.0025	"							
Surrogate: Toluene-d8	*0.0507*		*"*	*0.0500*		*101*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*0.0520*		*"*	*0.0500*		*104*	*85.9-114*			
Surrogate: Dibromofluoromethane	*0.0490*		*"*	*0.0500*		*98.0*	*77.8-142*			
LCS (1101138-BS1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Chlorobenzene	0.0539	0.0025	mg/kg	0.0500		108	79.1-117			
1,1-Dichloroethene	0.0541	0.0025	"	0.0500		108	68-126			
Trichloroethene	0.0585	0.0025	"	0.0500		117	80.6-119			
Benzene	0.0554	0.0025	"	0.0500		111	79.1-117			
Toluene	0.0555	0.0025	"	0.0500		111	79.5-118			
Surrogate: Toluene-d8	*0.0505*		*"*	*0.0500*		*101*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*0.0520*		*"*	*0.0500*		*104*	*85.9-114*			
Surrogate: Dibromofluoromethane	*0.0470*		*"*	*0.0500*		*94.0*	*77.8-142*			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101138 - EPA 5035 GCMS										
LCS Dup (1101138-BSD1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Chlorobenzene	0.0548	0.0025	mg/kg	0.0500		110	79.1-117	1.55	20	
1,1-Dichloroethene	0.0551	0.0025	"	0.0500		110	68-126	1.78	20	
Trichloroethene	0.0597	0.0025	"	0.0500		119	80.6-119	2.05	20	
Benzene	0.0566	0.0025	"	0.0500		113	79.1-117	2.14	20	
Toluene	0.0566	0.0025	"	0.0500		113	79.5-118	2.09	20	
Surrogate: Toluene-d8	*0.0501*		*"*	*0.0500*		*100*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*0.0518*		*"*	*0.0500*		*104*	*85.9-114*			
Surrogate: Dibromofluoromethane	*0.0472*		*"*	*0.0500*		*94.4*	*77.8-142*			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Semivolatile Organic Compounds by EPA Method 8270C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101139 - EPA 3550 ECD/GCMS										
Blank (1101139-BLK1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Carbazole	ND	0.30	mg/kg							
Aniline	ND	0.30	"							
Phenol	ND	1.0	"							
2-Chlorophenol	ND	1.0	"							
1,4-Dichlorobenzene	ND	0.30	"							
N-Nitrosodi-n-propylamine	ND	0.30	"							
1,2,4-Trichlorobenzene	ND	0.30	"							
4-Chloro-3-methylphenol	ND	1.0	"							
1-Methylnaphthalene	ND	0.30	"							
2-Methylnaphthalene	ND	0.30	"							
Acenaphthene	ND	0.30	"							
4-Nitrophenol	ND	1.0	"							
2,4-Dinitrotoluene	ND	0.30	"							
Pentachlorophenol	ND	1.0	"							
Pyrene	ND	0.30	"							
Acenaphthylene	ND	0.30	"							
Anthracene	ND	0.30	"							
Benzo (a) anthracene	ND	0.30	"							
Benzo (b) fluoranthene	ND	0.30	"							
Benzo (k) fluoranthene	ND	0.30	"							
Benzo (g,h,i) perylene	ND	1.0	"							
Benzo (a) pyrene	ND	0.30	"							
Benzyl alcohol	ND	0.30	"							
Bis(2-chloroethoxy)methane	ND	0.30	"							
Bis(2-chloroethyl)ether	ND	0.30	"							
Bis(2-chloroisopropyl)ether	ND	0.30	"							
Bis(2-ethylhexyl)phthalate	ND	0.30	"							
4-Bromophenyl phenyl ether	ND	0.30	"							
Butyl benzyl phthalate	ND	0.30	"							
4-Chloroaniline	ND	0.30	"							
2-Chloronaphthalene	ND	0.30	"							
4-Chlorophenyl phenyl ether	ND	0.30	"							
Chrysene	ND	0.30	"							
Dibenz (a,h) anthracene	ND	0.30	"							
Dibenzofuran	ND	0.30	"							
Di-n-butyl phthalate	ND	0.30	"							

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Semivolatile Organic Compounds by EPA Method 8270C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101139 - EPA 3550 ECD/GCMS										
Blank (1101139-BLK1)				Prepared: 10/11/21 Analyzed: 10/12/21						
1,2-Dichlorobenzene	ND	0.30	mg/kg							
1,3-Dichlorobenzene	ND	0.30	"							
2,4-Dichlorophenol	ND	1.0	"							
Diethyl phthalate	ND	0.30	"							
2,4-Dimethylphenol	ND	1.0	"							
Dimethyl phthalate	ND	0.30	"							
4,6-Dinitro-2-methylphenol	ND	1.0	"							
2,4-Dinitrophenol	ND	1.0	"							
2,6-Dinitrotoluene	ND	1.0	"							
Di-n-octyl phthalate	ND	0.30	"							
Fluoranthene	ND	0.30	"							
Fluorene	ND	0.30	"							
Hexachlorobenzene	ND	1.5	"							
Hexachlorobutadiene	ND	0.30	"							
Hexachlorocyclopentadiene	ND	1.0	"							
Hexachloroethane	ND	0.30	"							
Indeno (1,2,3-cd) pyrene	ND	0.30	"							
Isophorone	ND	0.30	"							
2-Methylphenol	ND	1.0	"							
4-Methylphenol	ND	1.0	"							
Naphthalene	ND	0.30	"							
2-Nitroaniline	ND	0.30	"							
3-Nitroaniline	ND	0.30	"							
4-Nitroaniline	ND	0.30	"							
Nitrobenzene	ND	1.0	"							
2-Nitrophenol	ND	1.0	"							
N-Nitrosodimethylamine	ND	0.30	"							
N-Nitrosodiphenylamine	ND	0.30	"							
2,3,5,6-Tetrachlorophenol	ND	0.30	"							
2,3,4,6-Tetrachlorophenol	ND	0.30	"							
Phenanthrene	ND	0.30	"							
Azobenzene	ND	0.30	"							
Pyridine	ND	0.30	"							
2,4,5-Trichlorophenol	ND	1.0	"							
2,4,6-Trichlorophenol	ND	1.0	"							

SunStar Laboratories, Inc.

Mike Jaroudi, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Semivolatile Organic Compounds by EPA Method 8270C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101139 - EPA 3550 ECD/GCMS										
Blank (1101139-BLK1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Surrogate: 2-Fluorophenol	*2.83*		*mg/kg*	*3.33*		*85.0*	*15-121*			
Surrogate: Phenol-d6	*3.21*		*"*	*3.33*		*96.4*	*24-113*			
Surrogate: Nitrobenzene-d5	*3.11*		*"*	*3.33*		*93.2*	*21.3-119*			
Surrogate: 2-Fluorobiphenyl	*3.08*		*"*	*3.33*		*92.5*	*32.4-102*			
Surrogate: 2,4,6-Tribromophenol	*3.35*		*"*	*3.33*		*101*	*18.1-105*			
Surrogate: Terphenyl-dl4	*3.01*		*"*	*3.33*		*90.3*	*29.1-130*			
LCS (1101139-BS1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Phenol	2.80	1.0	mg/kg	3.33		84.0	34-114			
2-Chlorophenol	2.67	1.0	"	3.33		80.1	34-114			
1,4-Dichlorobenzene	2.60	0.30	"	3.33		77.9	34-114			
N-Nitrosodi-n-propylamine	3.22	0.30	"	3.33		96.5	30-110			
1,2,4-Trichlorobenzene	2.65	0.30	"	3.33		79.4	39-119			
4-Chloro-3-methylphenol	3.05	1.0	"	3.33		91.5	50-130			
Acenaphthene	2.58	0.30	"	3.33		77.4	34-114			
Pentachlorophenol	3.19	1.0	"	3.33		95.6	50-130			
Pyrene	1.89	0.30	"	3.33		56.7	33.7-123			
Surrogate: 2-Fluorophenol	*2.88*		*"*	*3.33*		*86.5*	*15-121*			
Surrogate: Phenol-d6	*3.24*		*"*	*3.33*		*97.1*	*24-113*			
Surrogate: Nitrobenzene-d5	*3.14*		*"*	*3.33*		*94.2*	*21.3-119*			
Surrogate: 2-Fluorobiphenyl	*2.97*		*"*	*3.33*		*89.2*	*32.4-102*			
Surrogate: 2,4,6-Tribromophenol	*3.56*		*"*	*3.33*		*107*	*18.1-105*			*S-GC*
Surrogate: Terphenyl-dl4	*3.15*		*"*	*3.33*		*94.4*	*29.1-130*			
LCS Dup (1101139-BSD1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Phenol	2.68	1.0	mg/kg	3.33		80.5	34-114	4.24	42	
2-Chlorophenol	2.57	1.0	"	3.33		77.0	34-114	4.01	40	
1,4-Dichlorobenzene	2.41	0.30	"	3.33		72.3	34-114	7.38	28	
N-Nitrosodi-n-propylamine	3.07	0.30	"	3.33		92.1	30-110	4.73	38	
1,2,4-Trichlorobenzene	2.57	0.30	"	3.33		77.0	39-119	3.11	28	
4-Chloro-3-methylphenol	3.04	1.0	"	3.33		91.3	50-130	0.175	42	
Acenaphthene	2.61	0.30	"	3.33		78.4	34-114	1.31	31	
Pentachlorophenol	3.14	1.0	"	3.33		94.2	50-130	1.44	50	
Pyrene	1.86	0.30	"	3.33		55.8	33.7-123	1.60	31	
Surrogate: 2-Fluorophenol	*2.64*		*"*	*3.33*		*79.2*	*15-121*			
Surrogate: Phenol-d6	*3.04*		*"*	*3.33*		*91.1*	*24-113*			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Semivolatile Organic Compounds by EPA Method 8270C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101139 - EPA 3550 ECD/GCMS										
LCS Dup (1101139-BSD1)				Prepared: 10/11/21 Analyzed: 10/12/21						
Surrogate: Nitrobenzene-d5	*2.94*		*mg/kg*	*3.33*		*88.3*	*21.3-119*			
Surrogate: 2-Fluorobiphenyl	*3.00*		*"*	*3.33*		*90.0*	*32.4-102*			
Surrogate: 2,4,6-Tribromophenol	*3.32*		*"*	*3.33*		*99.6*	*18.1-105*			
Surrogate: Terphenyl-dl4	*2.95*		*"*	*3.33*		*88.4*	*29.1-130*			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Mike Jaroudi, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:06

Notes and Definitions

S-GC	Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
R-07	Reporting limit for this compound(s) has been raised to account for dilution necessary due to high levels of interfering compound(s) and/or matrix affect.
QM-05	The spike recovery was outside acceptance limits for the MS and/or MSD due to possible matrix interference. The LCS was within acceptance criteria. The data is acceptable as no negative impact on data is expected.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Mike Jaroudi, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide
25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: Partner ESI
Address: 2154 Torrance Blvd Suite 200
Phone: 442-303-8732 Fax:
Project Manager: Hunter White

Date: 10/7/2021 Page: 1 Of 1
Project Name: ~~Excelsior Boys LLC~~ 3774 & 3780 Fifth Ave
Collector: Sean Hanrahan Client Project #: 328625.2
Batch #: T213065 EDF #:

Laboratory ID #	Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals					Comments/Preservative	Total # of containers
1	B3-1	10/7/21	0958	Soil	VOA/sleeve															HOLD	
2	B3-2		1000			X			X				X	X							
3	B3-5		1005																	HOLD	
4	B4-1		1023																	HOLD	
5	B4-2		1025																	HOLD	
6	B4-5		1030			X			X				X	X							
7	B5-1		1130																	HOLD	
8	B5-2		1133			X			X				X	X							
9	B5-5		1140																	HOLD	
10	B6-1		1215																	HOLD	
11	B6-2		1218																	HOLD	
12	B6-5		1220			X			X				X	X							

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	10-8-21 1615		10-8-21 1615
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	10-8-21 1725		10-8-21 17:25
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold 5.3°

Turn around time: 2 Day

Notes
Email Results to
HWhite @ Partneresi.com
SHanrahan

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T213065

Client Name: Partner Project: 3774 + 3780 Fifth Ave.,

Delivered by: ☐ Client ☒ SunStar Courier ☐ GLS ☐ FedEx ☐ UPS

If Courier, Received by: Dave Date/Time Courier Received: 10.8.21 1615

Lab Received by: Travis Date/Time Lab Received: 10.8.21 1725

Total number of coolers received: 1 Thermometer ID: SC-1 Calibration due :8/24/22

Temperature: Cooler #1	5.2 °C +/- the CF (+0.1 °C) =	5.3 °C	corrected temperature
Temperature: Cooler #2	°C +/- the CF (°C) =	°C	corrected temperature
Temperature: Cooler #3	°C +/- the CF (°C) =	°C	corrected temperature
Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	☒ **Yes** ☐ **No** ☐ **N/A**	
If NO:			
Samples received on ice?	☐ Yes	☐ **No → Complete Non-Conformance Sheet**	
If on ice, samples received same day collected?	☐ Yes → Acceptable	☐ **No → Complete Non-Conformance Sheet**	

Custody seals intact on cooler/sample	☐ Yes	☐ No*	☒ N/A
Sample containers intact	☒ Yes	☐ No*	
Sample labels match Chain of Custody IDs	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☒ Yes	☐ No*	☐ N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	☒ **Yes**	☐ **No***	

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: DB 10.8.21

Comments:

(949) 297-5020 ■ www.sunstarlabs.com ■ 25712 Commercentre Drive ■ Lake Forest, CA 92630

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T213065

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Mike Jaroudi**
Project:	**3774 & 3780 Fifth Ave**	**Project Number:**	**328625.2**

Report To:

Partner Engineering & Science, Inc.--Tor
Hunter White
2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Date Due:	10/13/21 17:00 (2 day TAT)		
Received By:	Travis Berner	Date Received:	10/08/21 17:25
Logged In By:	Jennifer Berger	Date Logged In:	10/08/21 18:27

Samples Received at:	**5.3°C**		
Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirme	Yes		

Analysis	Due	TAT	Expires	Comments
T213065-01 B3-1 [Soil] Sampled 10/07/21 09:58 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T213065-02 B3-2 [Soil] Sampled 10/07/21 10:00 (GMT-08:00) Pacific Time (US &				
6010 Title 22	10/13/21 15:00	2	04/05/22 10:00	
8015 Carbon Chain	10/13/21 15:00	2	10/21/21 10:00	
8260 5035	10/13/21 15:00	2	10/21/21 10:00	
8270C	10/13/21 15:00	2	10/21/21 10:00	
T213065-03 B3-5 [Soil] Sampled 10/07/21 10:05 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T213065-04 B4-1 [Soil] Sampled 10/07/21 10:23 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T213065-05 B4-2 [Soil] Sampled 10/07/21 10:25 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T213065

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Mike Jaroudi**
Project:	**3774 & 3780 Fifth Ave**	**Project Number:**	**328625.2**

Analysis	Due	TAT	Expires	Comments
T213065-06 B4-5 [Soil] Sampled 10/07/21 10:30 (GMT-08:00) Pacific Time (US &				
6010 Title 22	10/13/21 15:00	2	04/05/22 10:30	
8015 Carbon Chain	10/13/21 15:00	2	10/21/21 10:30	
8260 5035	10/13/21 15:00	2	10/21/21 10:30	
8270C	10/13/21 15:00	2	10/21/21 10:30	
T213065-07 B5-1 [Soil] Sampled 10/07/21 11:30 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T213065-08 B5-2 [Soil] Sampled 10/07/21 11:33 (GMT-08:00) Pacific Time (US &				
6010 Title 22	10/13/21 15:00	2	04/05/22 11:33	
8015 Carbon Chain	10/13/21 15:00	2	10/21/21 11:33	
8260 5035	10/13/21 15:00	2	10/21/21 11:33	
8270C	10/13/21 15:00	2	10/21/21 11:33	
T213065-09 B5-5 [Soil] Sampled 10/07/21 11:40 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T213065-10 B6-1 [Soil] Sampled 10/07/21 12:15 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T213065-11 B6-2 [Soil] Sampled 10/07/21 12:18 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T213065-12 B6-5 [Soil] Sampled 10/07/21 12:20 (GMT-08:00) Pacific Time (US &				
6010 Title 22	10/13/21 15:00	2	04/05/22 12:20	
8015 Carbon Chain	10/13/21 15:00	2	10/21/21 12:20	
8260 5035	10/13/21 15:00	2	10/21/21 12:20	
8270C	10/13/21 15:00	2	10/21/21 12:20	

Analysis groups included in this work order

6010 Title 22

subgroup 6010B T22 7470/71 Hg

Reviewed By

Date

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

13 October 2021

Hunter White
Partner Engineering & Science, Inc.--Tor
2154 Torrance Blvd., Suite 200
Torrance, CA 90501

RE: 3774 & 3780 Fifth Ave

Enclosed are the results of analyses for samples received by the laboratory on 10/08/21 17:25. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Mike Jaroudi
Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SS-1	T213066-01	Air	10/07/21 12:40	10/08/21 17:25
SS-2	T213066-02	Air	10/07/21 13:33	10/08/21 17:25
SS-3	T213066-03	Air	10/07/21 13:34	10/08/21 17:25
B1-SV5	T213066-04	Air	10/07/21 13:15	10/08/21 17:25
B2-SV5	T213066-05	Air	10/07/21 13:15	10/08/21 17:25

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

DETECTIONS SUMMARY

Sample ID: SS-1 **Laboratory ID:** T213066-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**330**	12	ug/m³ Air	TO-15	
1,3-Butadiene	**57**	4.5	ug/m³ Air	TO-15	
Carbon Disulfide	**8.7**	3.2	ug/m³ Air	TO-15	
Isopropyl alcohol	**9.3**	13	ug/m³ Air	TO-15	J
Chloroform	**14**	5.0	ug/m³ Air	TO-15	
Styrene	**100**	4.3	ug/m³ Air	TO-15	
Tetrachloroethene	**110**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**8.3**	5.5	ug/m³ Air	TO-15	
2-Butanone (MEK)	**16**	15	ug/m³ Air	TO-15	
Benzene	**5.3**	3.3	ug/m³ Air	TO-15	
Toluene	**13**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**5.9**	4.4	ug/m³ Air	TO-15	
1,1-Difluoroethane (Freon 152)	**54**	27	ug/m³ Air	TO-15	

Sample ID: SS-2 **Laboratory ID:** T213066-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**180**	12	ug/m³ Air	TO-15	
Isopropyl alcohol	**9.3**	13	ug/m³ Air	TO-15	J
Chloroform	**19**	5.0	ug/m³ Air	TO-15	
Dichlorodifluoromethane	**4.4**	5.0	ug/m³ Air	TO-15	J
Styrene	**4.0**	4.3	ug/m³ Air	TO-15	J
Tetrachloroethene	**230**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**17**	5.5	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**4.2**	5.0	ug/m³ Air	TO-15	J
2-Butanone (MEK)	**20**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**4.8**	42	ug/m³ Air	TO-15	J
Benzene	**3.3**	3.3	ug/m³ Air	TO-15	
Toluene	**4.2**	3.8	ug/m³ Air	TO-15	
m,p-Xylene	**5.8**	8.8	ug/m³ Air	TO-15	J

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

Sample ID: SS-3 **Laboratory ID:** T213066-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Chloroform	**82**	250	ug/m³ Air	TO-15	J
Tetrachloroethene	**2400**	350	ug/m³ Air	TO-15	
Trichloroethene	**99**	270	ug/m³ Air	TO-15	J
m,p-Xylene	**24**	220	ug/m³ Air	TO-15	J

Sample ID: B1-SV5 **Laboratory ID:** T213066-04

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**62**	12	ug/m³ Air	TO-15	
1,3-Butadiene	**71**	4.5	ug/m³ Air	TO-15	
Carbon Disulfide	**17**	3.2	ug/m³ Air	TO-15	
Isopropyl alcohol	**4.6**	13	ug/m³ Air	TO-15	J
Chloroform	**10**	5.0	ug/m³ Air	TO-15	
Cyclohexane	**14**	3.5	ug/m³ Air	TO-15	
Heptane	**33**	4.2	ug/m³ Air	TO-15	
Hexane	**47**	3.6	ug/m³ Air	TO-15	
Dichlorodifluoromethane	**73**	5.0	ug/m³ Air	TO-15	
Styrene	**6.8**	4.3	ug/m³ Air	TO-15	
Tetrahydrofuran	**4.4**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**650**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**54**	5.5	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**4.5**	5.0	ug/m³ Air	TO-15	J
2-Butanone (MEK)	**18**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**11**	42	ug/m³ Air	TO-15	J
Benzene	**84**	3.3	ug/m³ Air	TO-15	
Toluene	**74**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**9.2**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**18**	8.8	ug/m³ Air	TO-15	
o-Xylene	**6.5**	4.4	ug/m³ Air	TO-15	

Sample ID: B2-SV5 **Laboratory ID:** T213066-05

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**330**	12	ug/m³ Air	TO-15	
1,3-Butadiene	**35**	4.5	ug/m³ Air	TO-15	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

Sample ID: B2-SV5 **Laboratory ID:** T213066-05

Analyte	Result	Reporting Limit	Units	Method	Notes
Carbon Disulfide	**10**	3.2	ug/m³ Air	TO-15	
Isopropyl alcohol	**28**	13	ug/m³ Air	TO-15	
Chloroform	**44**	5.0	ug/m³ Air	TO-15	
Cyclohexane	**9.7**	3.5	ug/m³ Air	TO-15	
Heptane	**21**	4.2	ug/m³ Air	TO-15	
Hexane	**36**	3.6	ug/m³ Air	TO-15	
Styrene	**3.5**	4.3	ug/m³ Air	TO-15	J
Tetrachloroethene	**70**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**6.5**	5.5	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**6.8**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**73**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**11**	42	ug/m³ Air	TO-15	J
Benzene	**27**	3.3	ug/m³ Air	TO-15	
Toluene	**39**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**7.6**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**16**	8.8	ug/m³ Air	TO-15	
o-Xylene	**7.8**	4.4	ug/m³ Air	TO-15	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

SS-1

T213066-01(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**330**	0.49	12	ug/m³ Air	1.91	1101141	10/11/21	10/12/21	TO-15	
1,3-Butadiene	**57**	0.29	4.5	"	"	"	"	"	"	
Carbon Disulfide	**8.7**	0.22	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"	"	"	"	"	"	
Isopropyl alcohol	**9.3**	0.55	13	"	"	"	"	"	"	J
Bromodichloromethane	ND	0.16	6.8	"	"	"	"	"	"	
Bromoform	ND	0.23	11	"	"	"	"	"	"	
Bromomethane	ND	0.55	20	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.055	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	0.098	4.7	"	"	"	"	"	"	
Chloroethane	ND	0.35	2.7	"	"	"	"	"	"	
Chloroform	**14**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.46	11	"	"	"	"	"	"	
Cyclohexane	ND	0.16	3.5	"	"	"	"	"	"	
Heptane	ND	0.15	4.2	"	"	"	"	"	"	
Hexane	ND	0.43	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	0.26	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.36	31	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.43	31	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.44	31	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.18	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.23	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.16	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.28	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.25	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.22	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.13	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.21	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.21	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	0.25	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.079	27	"	"	"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

SS-1

T213066-01(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
Styrene	**100**	0.19	4.3	ug/m³ Air	1.91	1101141	10/11/21	10/12/21	TO-15	
1,1,2,2-Tetrachloroethane	ND	0.54	7.0	"	"	"	"	"	"	
Tetrahydrofuran	ND	0.25	3.0	"	"	"	"	"	"	
Tetrachloroethene	**110**	0.21	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.19	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.24	5.6	"	"	"	"	"	"	
Trichloroethene	**8.3**	0.21	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.24	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.49	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.33	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	0.18	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	0.052	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	0.97	18	"	"	"	"	"	"	
2-Butanone (MEK)	**16**	0.45	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.14	42	"	"	"	"	"	"	
Benzene	**5.3**	0.14	3.3	"	"	"	"	"	"	
Toluene	**13**	0.14	3.8	"	"	"	"	"	"	
Ethylbenzene	**5.9**	0.14	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	0.20	8.8	"	"	"	"	"	"	
o-Xylene	ND	0.085	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (Freon 152)	**54**	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*98.8 %*	*59.2-130*		*"*	*"*	*"*	*"*	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

SS-2

T213066-02(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
Acetone	**180**	0.49	12	ug/m³ Air	1.57	1101141	10/11/21	10/12/21	TO-15	
1,3-Butadiene	ND	0.29	4.5	"	"	"	"	"	"	
Carbon Disulfide	ND	0.22	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"	"	"	"	"	"	
Isopropyl alcohol	**9.3**	0.55	13	"	"	"	"	"	"	J
Bromodichloromethane	ND	0.16	6.8	"	"	"	"	"	"	
Bromoform	ND	0.23	11	"	"	"	"	"	"	
Bromomethane	ND	0.55	20	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.055	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	0.098	4.7	"	"	"	"	"	"	
Chloroethane	ND	0.35	2.7	"	"	"	"	"	"	
Chloroform	**19**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.46	11	"	"	"	"	"	"	
Cyclohexane	ND	0.16	3.5	"	"	"	"	"	"	
Heptane	ND	0.15	4.2	"	"	"	"	"	"	
Hexane	ND	0.43	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	0.26	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.36	31	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.43	31	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.44	31	"	"	"	"	"	"	
Dichlorodifluoromethane	**4.4**	0.18	5.0	"	"	"	"	"	"	J
1,1-Dichloroethane	ND	0.23	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.16	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.28	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.25	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.22	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.13	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.21	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.21	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	0.25	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.079	27	"	"	"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

SS-2

T213066-02(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Styrene	**4.0**	0.19	4.3	ug/m³ Air	1.57	1101141	10/11/21	10/12/21	TO-15	J
1,1,2,2-Tetrachloroethane	ND	0.54	7.0	"	"	"	"	"	"	
Tetrahydrofuran	ND	0.25	3.0	"	"	"	"	"	"	
Tetrachloroethene	**230**	0.21	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.19	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.24	5.6	"	"	"	"	"	"	
Trichloroethene	**17**	0.21	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.24	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.49	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**4.2**	0.33	5.0	"	"	"	"	"	"	J
Vinyl acetate	ND	0.18	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	0.052	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	0.97	18	"	"	"	"	"	"	
2-Butanone (MEK)	**20**	0.45	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**4.8**	0.14	42	"	"	"	"	"	"	J
Benzene	**3.3**	0.14	3.3	"	"	"	"	"	"	
Toluene	**4.2**	0.14	3.8	"	"	"	"	"	"	
Ethylbenzene	ND	0.14	4.4	"	"	"	"	"	"	
m,p-Xylene	**5.8**	0.20	8.8	"	"	"	"	"	"	J
o-Xylene	ND	0.085	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (Freon 152)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*99.8 %*	*59.2-130*		*"*	*"*	*"*	*"*	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

SS-3

T213066-03(Air)

SunStar Laboratories, Inc.

TO-15 **TO-15 High**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	ND	17	120	ug/m³ Air	1.47	1101141	10/11/21	10/11/21	TO-15	
1,3-Butadiene	ND	8.3	110	"	"	"	"	"	"	
Carbon Disulfide	ND	11	160	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroeth ane (CFC 113)	ND	20	390	"	"	"	"	"	"	
Isopropyl alcohol	ND	22	130	"	"	"	"	"	"	
Bromodichloromethane	ND	15	340	"	"	"	"	"	"	
Bromoform	ND	26	530	"	"	"	"	"	"	
Bromomethane	ND	15	200	"	"	"	"	"	"	
Carbon tetrachloride	ND	12	320	"	"	"	"	"	"	
Chlorobenzene	ND	5.6	230	"	"	"	"	"	"	
Chloroethane	ND	11	130	"	"	"	"	"	"	
Chloroform	**82**	9.4	250	"	"	"	"	"	"	J
Chloromethane	ND	7.4	110	"	"	"	"	"	"	
Cyclohexane	ND	12	170	"	"	"	"	"	"	
Heptane	ND	21	210	"	"	"	"	"	"	
Hexane	ND	10	180	"	"	"	"	"	"	
Dibromochloromethane	ND	24	430	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	13	390	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	18	310	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	24	310	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	22	310	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	15	250	"	"	"	"	"	"	
1,1-Dichloroethane	ND	10	210	"	"	"	"	"	"	
1,2-Dichloroethane	ND	14	210	"	"	"	"	"	"	
1,1-Dichloroethene	ND	6.5	200	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	9.7	200	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	13	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	24	240	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	13	230	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	8.3	230	"	"	"	"	"	"	
4-Ethyltoluene	ND	15	250	"	"	"	"	"	"	
Methylene chloride	ND	17	180	"	"	"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

SS-3

T213066-03(Air)

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
TO-15										**TO-15 High**
Styrene	ND	13	220	ug/m³ Air	1.47	1101141	10/11/21	10/11/21	TO-15	
1,1,2,2-Tetrachloroethane	ND	19	350	"	"	"	"	"	"	
Tetrahydrofuran	ND	15	150	"	"	"	"	"	"	
Tetrachloroethene	**2400**	19	350	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	12	280	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	11	280	"	"	"	"	"	"	
Trichloroethene	**99**	8.7	270	"	"	"	"	"	"	J
Trichlorofluoromethane	ND	13	290	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	15	250	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	15	250	"	"	"	"	"	"	
Vinyl acetate	ND	9.7	180	"	"	"	"	"	"	
Vinyl chloride	ND	9.6	130	"	"	"	"	"	"	
1,4-Dioxane	ND	59	180	"	"	"	"	"	"	
2-Butanone (MEK)	ND	11	150	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	50	210	"	"	"	"	"	"	
Benzene	ND	4.9	160	"	"	"	"	"	"	
Toluene	ND	11	190	"	"	"	"	"	"	
Ethylbenzene	ND	10	220	"	"	"	"	"	"	
m,p-Xylene	**24**	15	220	"	"	"	"	"	"	J
o-Xylene	ND	9.3	220	"	"	"	"	"	"	
1,1-Difluoroethane (Freon 152)	ND	91	270	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*107 %*	*59.2-130*		"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

B1-SV5

T213066-04(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
Acetone	**62**	0.49	12	ug/m³ Air	1.56	1101141	10/11/21	10/12/21	TO-15	
1,3-Butadiene	**71**	0.29	4.5	"	"	"	"	"	"	
Carbon Disulfide	**17**	0.22	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"	"	"	"	"	"	
Isopropyl alcohol	**4.6**	0.55	13	"	"	"	"	"	"	J
Bromodichloromethane	ND	0.16	6.8	"	"	"	"	"	"	
Bromoform	ND	0.23	11	"	"	"	"	"	"	
Bromomethane	ND	0.55	20	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.055	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	0.098	4.7	"	"	"	"	"	"	
Chloroethane	ND	0.35	2.7	"	"	"	"	"	"	
Chloroform	**10**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.46	11	"	"	"	"	"	"	
Cyclohexane	**14**	0.16	3.5	"	"	"	"	"	"	
Heptane	**33**	0.15	4.2	"	"	"	"	"	"	
Hexane	**47**	0.43	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	0.26	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.36	31	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.43	31	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.44	31	"	"	"	"	"	"	
Dichlorodifluoromethane	**73**	0.18	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.23	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.16	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.28	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.25	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.22	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.13	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.21	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.21	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	0.25	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.079	27	"	"	"	"	"	"	
Styrene	**6.8**	0.19	4.3	"	"	"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

B1-SV5

T213066-04(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1,2,2-Tetrachloroethane	ND	0.54	7.0	ug/m³ Air	1.56	1101141	10/11/21	10/12/21	TO-15	
Tetrahydrofuran	**4.4**	0.25	3.0	"	"	"	"	"	"	
Tetrachloroethene	**650**	0.21	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.19	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.24	5.6	"	"	"	"	"	"	
Trichloroethene	**54**	0.21	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.24	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.49	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**4.5**	0.33	5.0	"	"	"	"	"	"	J
Vinyl acetate	ND	0.18	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	0.052	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	0.97	18	"	"	"	"	"	"	
2-Butanone (MEK)	**18**	0.45	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**11**	0.14	42	"	"	"	"	"	"	J
Benzene	**84**	0.14	3.3	"	"	"	"	"	"	
Toluene	**74**	0.14	3.8	"	"	"	"	"	"	
Ethylbenzene	**9.2**	0.14	4.4	"	"	"	"	"	"	
m,p-Xylene	**18**	0.20	8.8	"	"	"	"	"	"	
o-Xylene	**6.5**	0.085	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (Freon 152)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*101 %*	*59.2-130*		"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

B2-SV5

T213066-05(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**330**	0.49	12	ug/m³ Air	1.59	1101141	10/11/21	10/12/21	TO-15	
1,3-Butadiene	**35**	0.29	4.5	"	"	"	"	"	"	
Carbon Disulfide	**10**	0.22	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"	"	"	"	"	"	
Isopropyl alcohol	**28**	0.55	13	"	"	"	"	"	"	
Bromodichloromethane	ND	0.16	6.8	"	"	"	"	"	"	
Bromoform	ND	0.23	11	"	"	"	"	"	"	
Bromomethane	ND	0.55	20	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.055	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	0.098	4.7	"	"	"	"	"	"	
Chloroethane	ND	0.35	2.7	"	"	"	"	"	"	
Chloroform	**44**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.46	11	"	"	"	"	"	"	
Cyclohexane	**9.7**	0.16	3.5	"	"	"	"	"	"	
Heptane	**21**	0.15	4.2	"	"	"	"	"	"	
Hexane	**36**	0.43	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	0.26	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.36	31	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.43	31	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.44	31	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.18	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.23	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.16	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.28	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.25	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.22	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.13	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.21	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.21	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	0.25	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.079	27	"	"	"	"	"	"	
Styrene	**3.5**	0.19	4.3	"	"	"	"	"	"	J

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

B2-SV5

T213066-05(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1,2,2-Tetrachloroethane	ND	0.54	7.0	ug/m³ Air	1.59	1101141	10/11/21	10/12/21	TO-15	
Tetrahydrofuran	ND	0.25	3.0	"	"	"	"	"	"	
Tetrachloroethene	**70**	0.21	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.19	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.24	5.6	"	"	"	"	"	"	
Trichloroethene	**6.5**	0.21	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.24	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.49	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**6.8**	0.33	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	0.18	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	0.052	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	0.97	18	"	"	"	"	"	"	
2-Butanone (MEK)	**73**	0.45	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**11**	0.14	42	"	"	"	"	"	"	J
Benzene	**27**	0.14	3.3	"	"	"	"	"	"	
Toluene	**39**	0.14	3.8	"	"	"	"	"	"	
Ethylbenzene	**7.6**	0.14	4.4	"	"	"	"	"	"	
m,p-Xylene	**16**	0.20	8.8	"	"	"	"	"	"	
o-Xylene	**7.8**	0.085	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (Freon 152)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*91.9 %*	*59.2-130*		"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101141 - Canister Analysis											
Blank (1101141-BLK1)				Prepared: 10/11/21 Analyzed: 10/12/21							
Surrogate: 4-Bromofluorobenzene	*364*			*ug/m³ Air*	*362*		*101*	*59.2-130*			
Acetone	ND	0.49	12	"							
1,3-Butadiene	ND	0.29	4.5	"							
Carbon Disulfide	ND	0.22	3.2	"							
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"							
Isopropyl alcohol	ND	0.55	13	"							
Bromodichloromethane	ND	0.16	6.8	"							
Bromoform	ND	0.23	11	"							
Bromomethane	ND	0.55	20	"							
Carbon tetrachloride	ND	0.055	6.4	"							
Chlorobenzene	ND	0.098	4.7	"							
Chloroethane	ND	0.35	2.7	"							
Chloroform	ND	0.15	5.0	"							
Chloromethane	ND	0.46	11	"							
Cyclohexane	ND	0.16	3.5	"							
Heptane	ND	0.15	4.2	"							
Hexane	ND	0.43	3.6	"							
Dibromochloromethane	ND	0.26	8.7	"							
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"							
1,2-Dichlorobenzene	ND	0.36	31	"							
1,3-Dichlorobenzene	ND	0.43	31	"							
1,4-Dichlorobenzene	ND	0.44	31	"							
Dichlorodifluoromethane	ND	0.18	5.0	"							
1,1-Dichloroethane	ND	0.23	4.1	"							
1,2-Dichloroethane	ND	0.16	4.1	"							
1,1-Dichloroethene	ND	0.28	4.0	"							

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101141 - Canister Analysis											
Blank (1101141-BLK1)					Prepared: 10/11/21 Analyzed: 10/12/21						
cis-1,2-Dichloroethene	ND	0.25	4.0	ug/m³ Air							
trans-1,2-Dichloroethene	ND	0.22	4.0	"							
1,2-Dichloropropane	ND	0.13	4.7	"							
cis-1,3-Dichloropropene	ND	0.21	4.6	"							
trans-1,3-Dichloropropene	ND	0.21	4.6	"							
4-Ethyltoluene	ND	0.25	5.0	"							
Methylene chloride	ND	0.079	27	"							
Styrene	ND	0.19	4.3	"							
1,1,2,2-Tetrachloroethane	ND	0.54	7.0	"							
Tetrahydrofuran	ND	0.25	3.0	"							
Tetrachloroethene	ND	0.21	6.9	"							
1,1,2-Trichloroethane	ND	0.19	5.6	"							
1,1,1-Trichloroethane	ND	0.24	5.6	"							
Trichloroethene	ND	0.21	5.5	"							
Trichlorofluoromethane	ND	0.24	5.7	"							
1,3,5-Trimethylbenzene	ND	0.49	5.0	"							
1,2,4-Trimethylbenzene	ND	0.33	5.0	"							
Vinyl acetate	ND	0.18	3.6	"							
Vinyl chloride	ND	0.052	2.6	"							
1,4-Dioxane	ND	0.97	18	"							
2-Butanone (MEK)	ND	0.45	15	"							
Methyl isobutyl ketone	ND	0.14	42	"							
Benzene	ND	0.14	3.3	"							
Toluene	ND	0.14	3.8	"							
Ethylbenzene	ND	0.14	4.4	"							
m,p-Xylene	ND	0.20	8.8	"							
o-Xylene	ND	0.085	4.4	"							

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101141 - Canister Analysis											
Blank (1101141-BLK1)					Prepared: 10/11/21 Analyzed: 10/12/21						
1,1-Difluoroethane (Freon 152)	ND	3.3	27	ug/m³ Air							
Duplicate (1101141-DUP1)			**Source: T213066-01**		Prepared: 10/11/21 Analyzed: 10/12/21						
Surrogate: 4-Bromofluorobenzene	*360*			*ug/m³ Air*	*362*		*99.4*	*59.2-130*			
Acetone	347	0.49	12	"		327			5.66	30	
1,3-Butadiene	59.5	0.29	4.5	"		57.0			4.13	30	
Carbon Disulfide	8.39	0.22	3.2	"		8.69			3.53	30	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"		ND				30	
Isopropyl alcohol	8.93	0.55	13	"		9.32			4.19	30	J
Bromodichloromethane	ND	0.16	6.8	"		ND				30	
Bromoform	ND	0.23	11	"		ND				30	
Bromomethane	ND	0.55	20	"		ND				30	
Carbon tetrachloride	ND	0.055	6.4	"		ND				30	
Chlorobenzene	ND	0.098	4.7	"		ND				30	
Chloroethane	ND	0.35	2.7	"		ND				30	
Chloroform	13.6	0.15	5.0	"		14.1			4.11	30	
Chloromethane	ND	0.46	11	"		ND				30	
Cyclohexane	ND	0.16	3.5	"		ND				30	
Heptane	ND	0.15	4.2	"		ND				30	
Hexane	ND	0.43	3.6	"		ND				30	
Dibromochloromethane	ND	0.26	8.7	"		ND				30	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"		ND				30	
1,2-Dichlorobenzene	ND	0.36	31	"		ND				30	
1,3-Dichlorobenzene	ND	0.43	31	"		ND				30	
1,4-Dichlorobenzene	ND	0.44	31	"		ND				30	
Dichlorodifluoromethane	ND	0.18	5.0	"		ND				30	
1,1-Dichloroethane	ND	0.23	4.1	"		ND				30	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101141 - Canister Analysis											
Duplicate (1101141-DUP1)		**Source: T213066-01**		Prepared: 10/11/21 Analyzed: 10/12/21							
1,2-Dichloroethane	ND	0.16	4.1	ug/m³ Air		ND				30	
1,1-Dichloroethene	ND	0.28	4.0	"		ND				30	
cis-1,2-Dichloroethene	ND	0.25	4.0	"		ND				30	
trans-1,2-Dichloroethene	ND	0.22	4.0	"		ND				30	
1,2-Dichloropropane	ND	0.13	4.7	"		ND				30	
cis-1,3-Dichloropropene	ND	0.21	4.6	"		ND				30	
trans-1,3-Dichloropropene	ND	0.21	4.6	"		ND				30	
4-Ethyltoluene	ND	0.25	5.0	"		ND				30	
Methylene chloride	ND	0.079	27	"		ND				30	
Styrene	115	0.19	4.3	"		104			9.97	30	
1,1,2,2-Tetrachloroethane	ND	0.54	7.0	"		ND				30	
Tetrahydrofuran	ND	0.25	3.0	"		ND				30	
Tetrachloroethene	97.0	0.21	6.9	"		106			8.71	30	
1,1,2-Trichloroethane	ND	0.19	5.6	"		ND				30	
1,1,1-Trichloroethane	ND	0.24	5.6	"		ND				30	
Trichloroethene	8.46	0.21	5.5	"		8.25			2.50	30	
Trichlorofluoromethane	ND	0.24	5.7	"		ND				30	
1,3,5-Trimethylbenzene	ND	0.49	5.0	"		ND				30	
1,2,4-Trimethylbenzene	ND	0.33	5.0	"		ND				30	
Vinyl acetate	ND	0.18	3.6	"		ND				30	
Vinyl chloride	ND	0.052	2.6	"		ND				30	
1,4-Dioxane	ND	0.97	18	"		ND				30	
2-Butanone (MEK)	15.7	0.45	15	"		16.0			1.44	30	
Methyl isobutyl ketone	ND	0.14	42	"		ND				30	
Benzene	4.78	0.14	3.3	"		5.28			9.88	30	
Toluene	13.5	0.14	3.8	"		13.3			2.19	30	
Ethylbenzene	5.82	0.14	4.4	"		5.91			1.44	30	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1101141 - Canister Analysis											
Duplicate (1101141-DUP1)		**Source: T213066-01**			Prepared: 10/11/21 Analyzed: 10/12/21						
m,p-Xylene	ND	0.20	8.8	ug/m³ Air		ND				30	
o-Xylene	ND	0.085	4.4	"		ND				30	
1,1-Difluoroethane (Freon 152)	54.7	3.3	27	"		54.4			0.385	30	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor	Project: 3774 & 3780 Fifth Ave	
2154 Torrance Blvd., Suite 200	Project Number: 328625.2	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	10/13/21 16:10

Notes and Definitions

TO-15 High	TO-15 analysis of sample was analyzed using an elevated calibration range due to high analyte and/or background concentrations. The reporting limit has been adjusted accordingly.
J	Detected but below the Standard Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the Method Detection Limit (MDL)
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

AIR LABORATORY

Chain of Custody Record

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE
25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Client: Partner ESI
Address: 2154 Torrance Blvd Suite 200
Phone: 442-303-8732 Fax:
Project Manager: Hunter White

Date: 10/7/2021 Page: 1 Of 1
Project Name: ~~Excelsior Boys LLC~~ 3774 & 3780 Fifth Ave
Collector: Sean Hanrahan Client Project #: 32862S.2
Batch #: T213066 EDF #:

Laboratory ID #	Sample ID	Date Sampled	Start Time	Finish Time	Sample Type : Soil Gas / Indoor Air	Container Type: Summa Can / Tedlar	Initial Pressure	Final Pressure	TO-3	TO-14	TO-15	Methane by GC - FID	Fixed Gases by TCD	RSK - 175		Summa Can, Manifold # / Comments
1	SS-1	10/7/21	1248	1249	SG	Summa	-25	-4			X					652, 2015
2	SS-2		1333	1341			-28	-1			X					0168, 3018
3	SS-3		1334	1342			-25	-1			X					0029, ~~0267~~ 2067
4	B1-SV5		1315	1325			-30	-4			X					0451, 2050
5	B2-SV5		1315	1324			-30	-4			X					0467, 2057

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	10-8-21 1615		10-8-21 1615
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	10-8-21 1725		10-8-21 17:25
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold —

Turn around time: 2 Day

Notes
Email Results to
HWhite
SHanrahan @Partneresi.com

* TO-15 SIM analysis available upon prior notification. **(Precertified Summa cans needed)**

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T213066

Client Name: Partner Project: 3774+3780 Fifth Ave.

Delivered by: ☐ Client ☒ SunStar Courier ☐ GLS ☐ FedEx ☐ UPS

If Courier, Received by: Dave Date/Time Courier Received: 10.8.21 1615

Lab Received by: Travis Date/Time Lab Received: 10.8.21 1725

Total number of coolers received: N/A Thermometer ID: SC-1 Calibration due :8/24/22

Temperature: Cooler #1	°C +/- the CF (+0.1 °C) = N/A	°C corrected temperature	
Temperature: Cooler #2	°C +/- the CF (°C) =	°C corrected temperature	
Temperature: Cooler #3	°C +/- the CF (°C) =	°C corrected temperature	
Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	☐ **Yes** ☐ **No** ☒ **N/A**	
If NO:			
Samples received on ice?	☐ Yes	☐ **No → Complete Non-Conformance Sheet**	
If on ice, samples received same day collected?	☐ Yes → Acceptable	☐ **No → Complete Non-Conformance Sheet**	

Custody seals intact on cooler/sample	☐ Yes	☐ No*	☒ N/A
Sample containers intact	☒ Yes	☐ No*	
Sample labels match Chain of Custody IDs	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	☒ **Yes**	☐ **No***	

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: RS 10.8.21

Comments:

(949) 297-5020 ■ www.sunstarlabs.com ■ 25712 Commercentre Drive ■ Lake Forest, CA 92630

SunStar Laboratories, Inc.

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

T213066

Project Name: 328625.2					Rebecca
Company: PARTNER					db
Name: SEAN HANRAHAN					
Item		Quantity		Unit	
2 oz Jars 24/CS					
4 oz Jars 24/CS					
8 oz Jars 12/CS					
40 ml unpreserved VOAs 100/box					
40 ml HCL-preserved VOAs 72/box					
250 ml Poly 24/CS					
500 ml Poly 16/CS					
1 Liter Poly 12/CS					
500 ml Amber Bottle Wide 12/CS					
1 Liter Amber Bottle 12/CS					
1 Gallon Poly 4/box					
5035 kits:(2)Sodium Bisulfate VOAs 72/box					
	(1) Methanol VOA 72/box				
	(1) TERRACORE				
Lock-N-Load Handle 1/ea					
Tedlar Bags 10/pack					
Sub Slab Insert w/ washer & N/F					
Soil Gas SS 16" Drop Tubes					
Gas Extraction Fittings					
Soil Gas Filters					

	Volume of Summa	# Sent	Used	Unused	Unreturned
Batch Certified Summa Canisters	400cc				
	1L	6	charge 5	1	0
	3L				
	6L				
Purge cans					
Nitrogen cans	1L				
Ind. Cerified Summa Cannisters	1L				
	3L				
	6L				

63/153 Manifolds, Var. Sampler, etc. Calibrated Correctly - Gauge Reads at 0			DB
Manifolds: Inst. Sampler, Variable Sampler, Shut In Set Ups, 150ml/mn, 63ml/mn	4MANIFOLDS(150)	charge 3	0
Swagelok Fittings: Nuts/Ferrules, Ts	5 N/Fs	charge 5	
Cooler (Sm, Med, Lrg) Number & Quantity			
Other: Poly Tube, Valves,Silicon Tape, etc.			

Prepared By:	PB	**Date:**	10/4/21
Reviewed By:		**Date:**	

Comments:

Cooler Policy: Failure to return cooler(s) within 30 days of receipt or if the returned cooler(s) are in unusable condition, will result in a $50 per cooler fee for replacement costs.

Check In Report

T23066

gigatrak.

Barcode	Description	Due Date	In Date	Condition	From Emp/Loc	To Storage Location	Bin Qty	Status
3018	Vapor Manifold		10/8/2021 05:33 PM	Good	Partner-Sean	SunStar Labs South		
0168	1000cc Summa		10/8/2021 05:33 PM		Partner-Sean	SunStar Labs South		
0029	1000cc Summa		10/8/2021 05:33 PM		Partner-Sean	SunStar Labs South		
0652	1000cc Summa		10/8/2021 05:33 PM	Excellent	Partner-Sean	SunStar Labs South		
0451	1000cc Summa		10/8/2021 05:33 PM		Partner-Sean	SunStar Labs South		
0467	1000cc Summa		10/8/2021 05:34 PM		Partner-Sean	SunStar Labs South		
2050	Vapor Manifold		10/8/2021 05:34 PM	Excellent	Partner-Sean	SunStar Labs South		
2057	Vapor Manifold		10/8/2021 05:34 PM	Excellent	Partner-Sean	SunStar Labs South		
2067	Vapor Manifold		10/8/2021 05:35 PM	Excellent	Partner-Sean	SunStar Labs South		
2015	Vapor Manifold		10/8/2021 05:35 PM	Excellent	Partner-Sean	SunStar Labs South		
0180	1000cc Summa		10/8/2021 05:35 PM		Partner-Sean	SunStar Labs South		

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T213066

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Mike Jaroudi**
Project:	**3774 & 3780 Fifth Ave**	**Project Number:**	**328625.2**

Report To:

Partner Engineering & Science, Inc.--Tor
Hunter White
2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Date Due:	10/13/21 17:00 (2 day TAT)		
Received By:	Travis Berner	Date Received:	10/08/21 17:25
Logged In By:	Jennifer Berger	Date Logged In:	10/08/21 18:34

Samples Received at:

Custody Seals	No	Received On Ice	No
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirme	No		

Analysis	Due	TAT	Expires	Comments
T213066-01 SS-1 [Air] Sampled 10/07/21 12:40 (GMT-08:00) Pacific Time (US &				
TO-15	10/13/21 15:00	2	11/06/21 12:40	+ 1,1-DFA
T213066-02 SS-2 [Air] Sampled 10/07/21 13:33 (GMT-08:00) Pacific Time (US &				
TO-15	10/13/21 15:00	2	11/06/21 13:33	+ 1,1-DFA
T213066-03 SS-3 [Air] Sampled 10/07/21 13:34 (GMT-08:00) Pacific Time (US &				
TO-15	10/13/21 15:00	2	11/06/21 13:34	+ 1,1-DFA
T213066-04 B1-SV5 [Air] Sampled 10/07/21 13:15 (GMT-08:00) Pacific Time (US &				
TO-15	10/13/21 15:00	2	11/06/21 13:15	+ 1,1-DFA
T213066-05 B2-SV5 [Air] Sampled 10/07/21 13:15 (GMT-08:00) Pacific Time (US &				
TO-15	10/13/21 15:00	2	11/06/21 13:15	+ 1,1-DFA

Reviewed By

Date