APPENDIX E

Hydrology Report

PRELIMINARY HYDROLOGY STUDY
INDIAN WELLS TOWN CENTER
Indian Wells, California
July 2007

Prepared for:
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Revision History	
Date	Comment

Report Prepared By:

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Palm Desert, California 92260-1655
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Engineer of Work/ Contact Person:
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Frank Gerard

RBF JN 20-100805

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I. INTRODUCTION

Indian Wells Town Center, comprising approximately 32 acres, is located in the City of Indian Wells, Riverside County, California. This project is located northwest of the Miles Avenue/Washington Street intersection. Figure 1 shows the location of this project.

This study accomplishes the following objectives:

- Determine the peak post-developed onsite surface 10-year and 100-year runoff.
- Preliminary alignment of the storm drain to convey the onsite flows.

II. HYDROLOGIC/HYDRAULIC METHODOLOGY

The methodology presented in this study is in compliance with the RCFC&WCD 1978 Hydrology Manual (Reference 1, hereinafter referred to as the Manual).

Model Descriptions -*The Integrated Rational Method Hydrology System Model* (Reference 2) within the Advanced Engineering Systems Software (AES) was used to generate the peak 10-year and 100-year onsite flows.

Soil Type - The Manual utilizes the Soil Conservation Service (SCS) soil classification system, which classifies soils into four (4) hydrological groups (HSG): A through D, with D being the least impervious. The sandy soils of this area best represent those of HSG "A."

Development Type- This project will be commercially developed.

Intensity - The intensity values (inches/hour) used in the Rational models were obtained from Plates D-4.3, D-4.4, D-4.6 of the Manual. Copies of the aforementioned plates are included in the Appendix.

Drainage Areas and Flow Patterns - The drainage areas and flow patterns were determined using the conceptual grading plans. The areas were measured using the computer capabilities of AutoCAD.

III. HYDROLOGIC ANALYSIS- PROPOSED ONSITE CONDITIONS

As shown on Figure 2, the site drains in a southeasterly direction towards Miles Avenue. The total 10-year and 100-year surface discharges at Miles Avenue (Node 4) are 51.3 cfs and 88.3 cfs, respectively. The storm drain, conceptually shown on Figure 2, will convey the onsite 100-year flows to the Coachella Valley Water District's channel.

IV. CONCLUSIONS

1. The methodology used in this report is in compliance with the City of Indian Wells' drainage criteria.

2. This report determines the peak onsite 10-year and 100-year post-developed surface runoff. The preliminary alignment of a storm drain will convey the onsite 100-year flows to the Coachella Valley Water District's channel.

3. No adverse downstream impacts are anticipated.

V. REFERENCES

1. Riverside Flood Control District and Water Conservation District (RCFC&WCD) *Hydrology Manual,* 1978.

2. Advanced Engineering Systems Software (AES), *Rational Method Hydrology System Model Version 8.0,* January 1, 2001.

PROPOSED STORM DRAIN ALIGNMENT

APPROXIMATION OF STORM DRAIN

REACH	LENGTH (FT)	SIZE (INCHES)
8-9	666	27
9-10	900	36
10-11	1440	42

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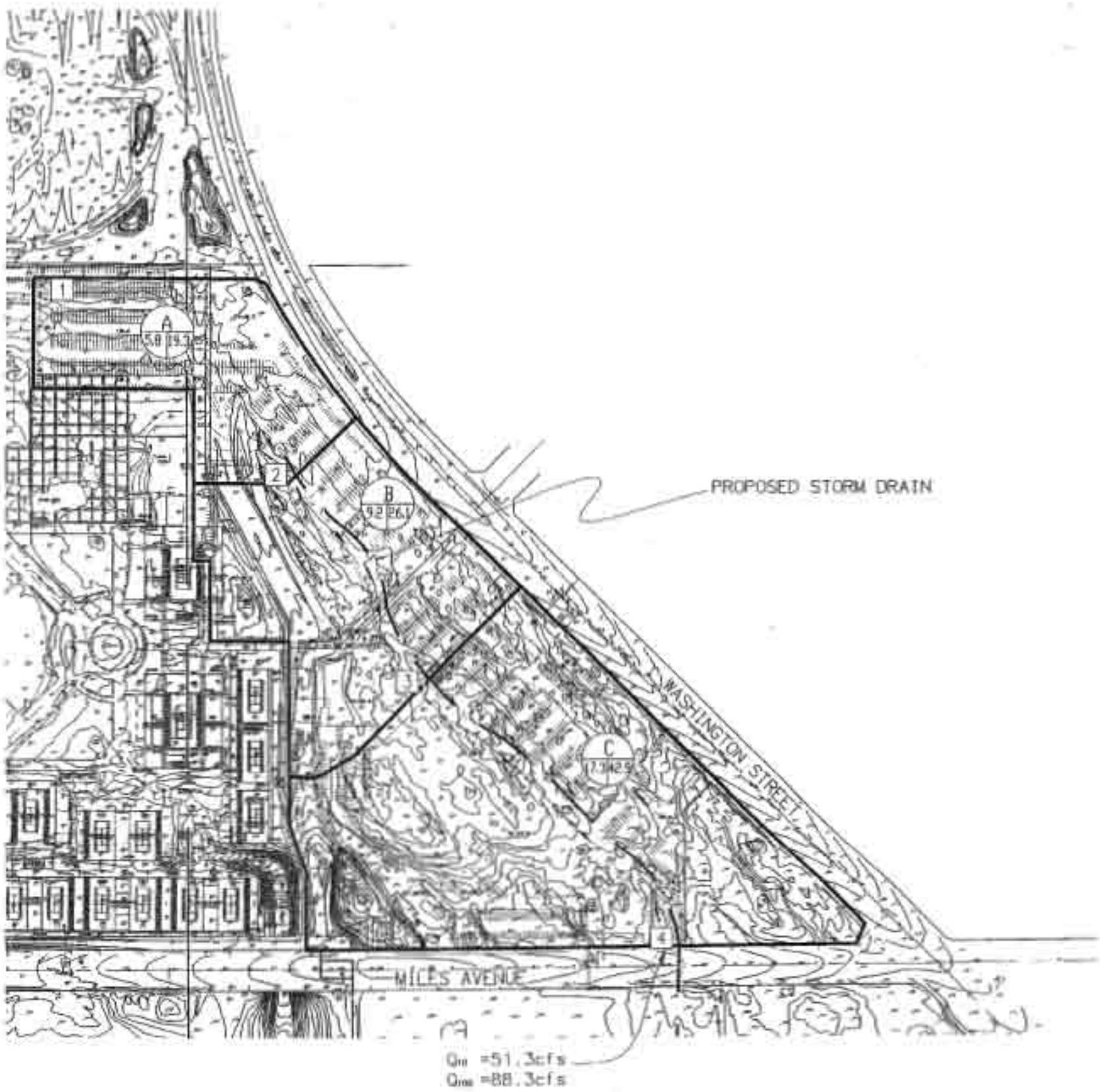

RUN OFF SUMMARY

DRAINAGE BASIN	Q_{10} (cfs)	Q_{100} (cfs)
A	11.4	19.3
B	15.1	26.1
C	24.7	42.9

LEGEND

A — DRAINAGE ID

2.6 — Q100 FLOW

11.5 — AREA (ACRES)

5 — NODE NUMBER

FLOW DIRECTION

SCALE 1"=300'

300 0 300 600 900

SCALE: 1"=300'

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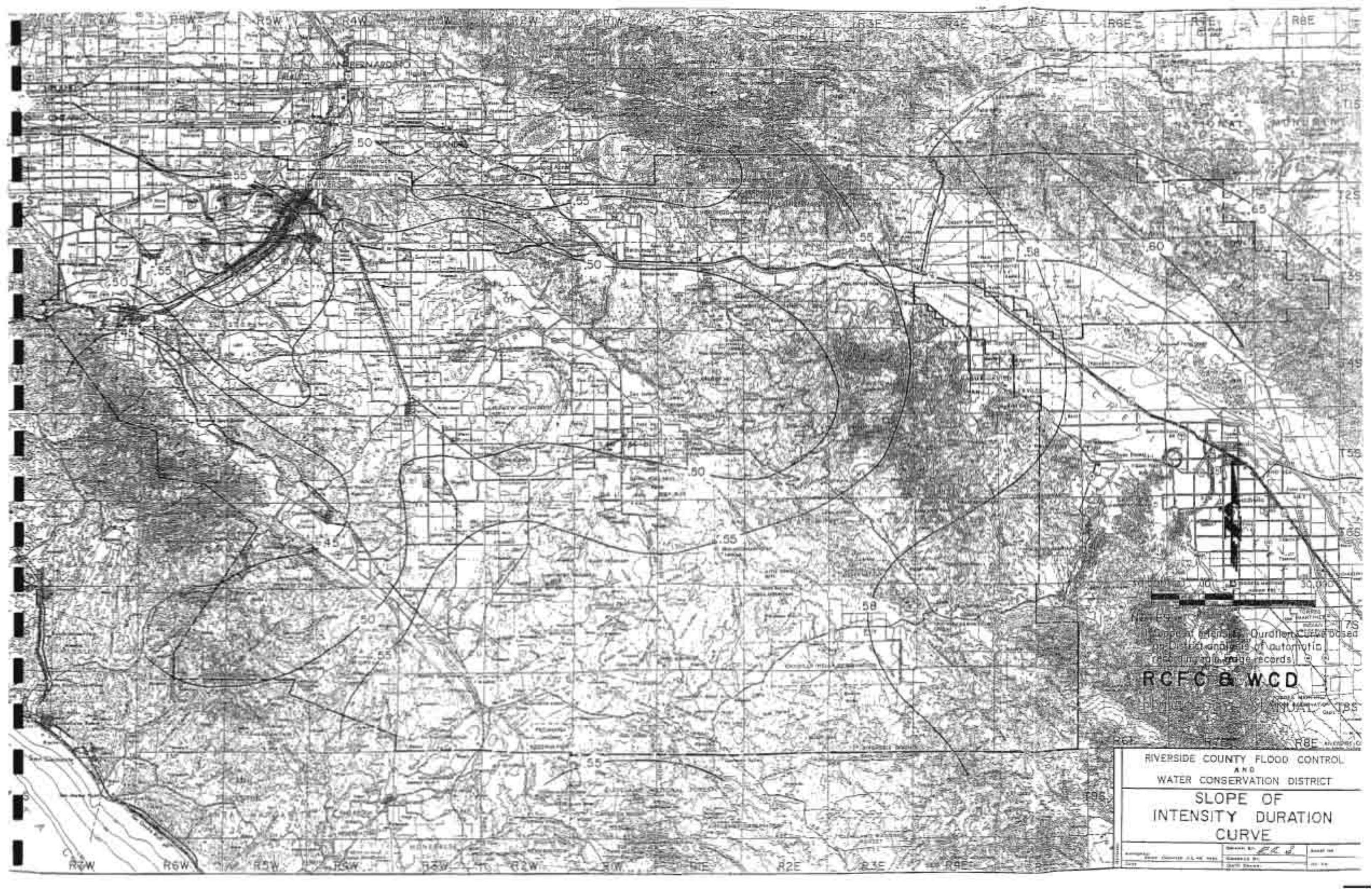
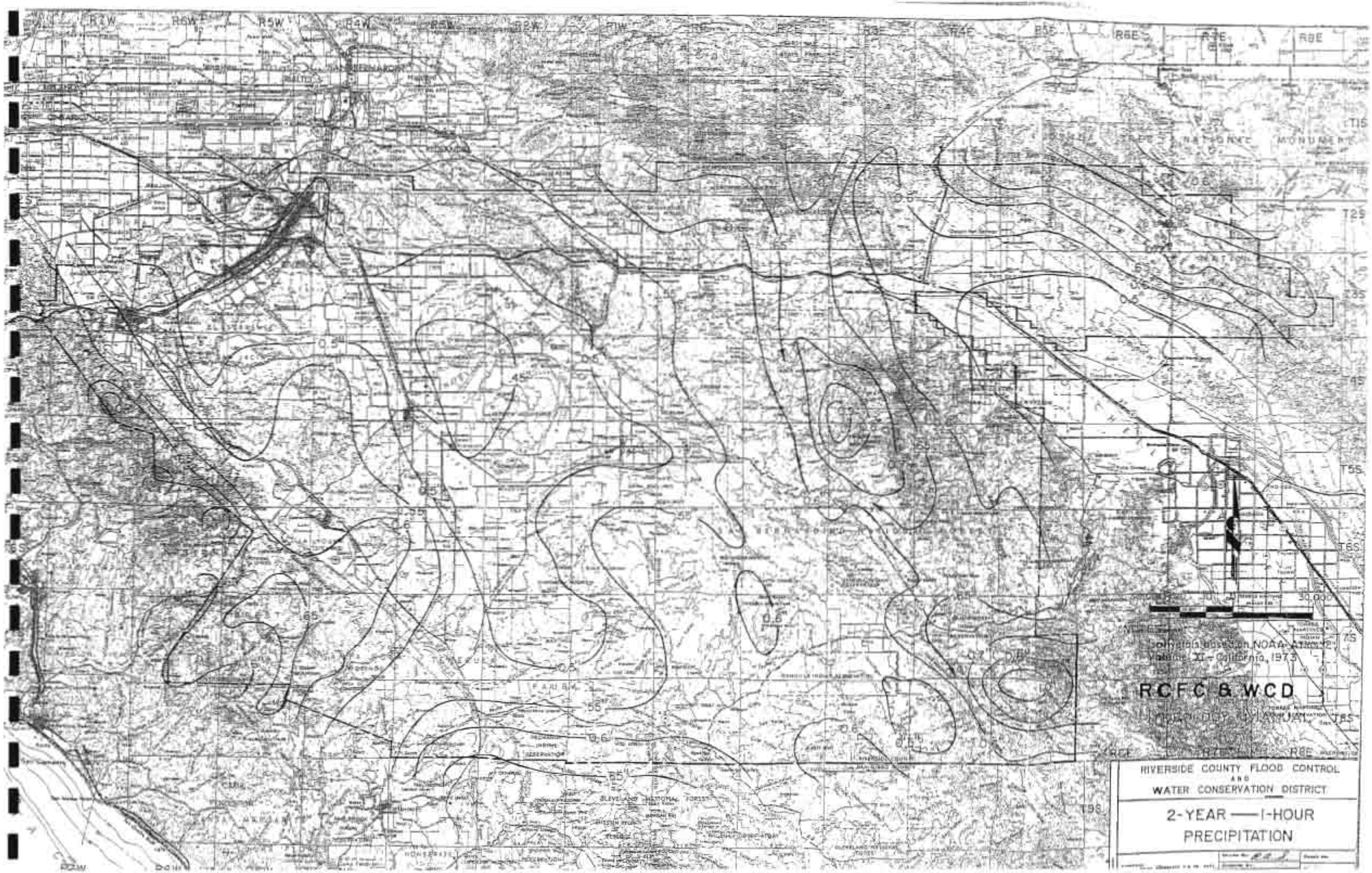
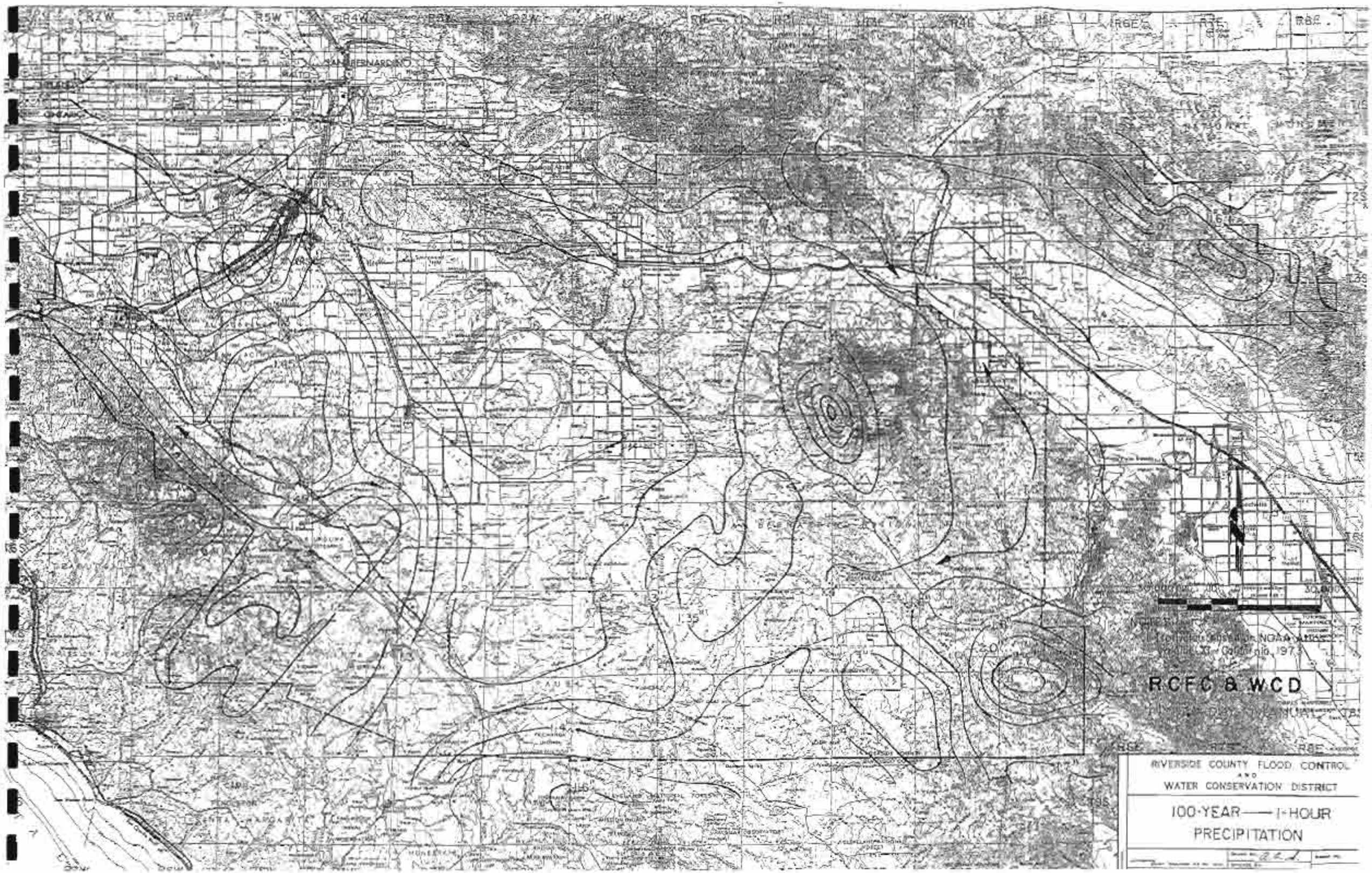
INDIAN WELLS TOWN CENTER

FIGURE 2
HYDROLOGY MAP
PROPOSED DEVELOPMENT


Slope of Intensity Duration Curve based on District analysis of automatic recording rain gage records
RCFC & WCD
ANNUAL
RIVERSIDE COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
SLOPE OF
INTENSITY DURATION
CURVE


R7W
R6W
R5W
R4W
R3W
R2W
R1W
R1E
R2E
R3E
R4E
R5E
R6E
R7E
R8E
T1S
T2S
T3S
T4S
T5S
T6S
T7S
T8S
T9S
SAN BERNARDINO
RIALTO
NATIONAL MONUMENT
CLEVELAND NATIONAL FOREST
HOMEBREAKER
30,000
Isohyetals based on NOAA Atlas 2, Volume XI - California, 1973
RCFC & WCD
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
2-YEAR — 1-HOUR PRECIPITATION


R2W
R1W
R1E
R2E
R3E
R4E
R5E
R6E
R7E
R8E
T1S
T2S
T3S
T4S
T5S
T6S
T7S
SAN BERNARDINO
RIVERSIDE
RCFC & WCD
RIVERSIDE COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
100-YEAR — 1-HOUR
PRECIPITATION

VICINITY MAP

NTS

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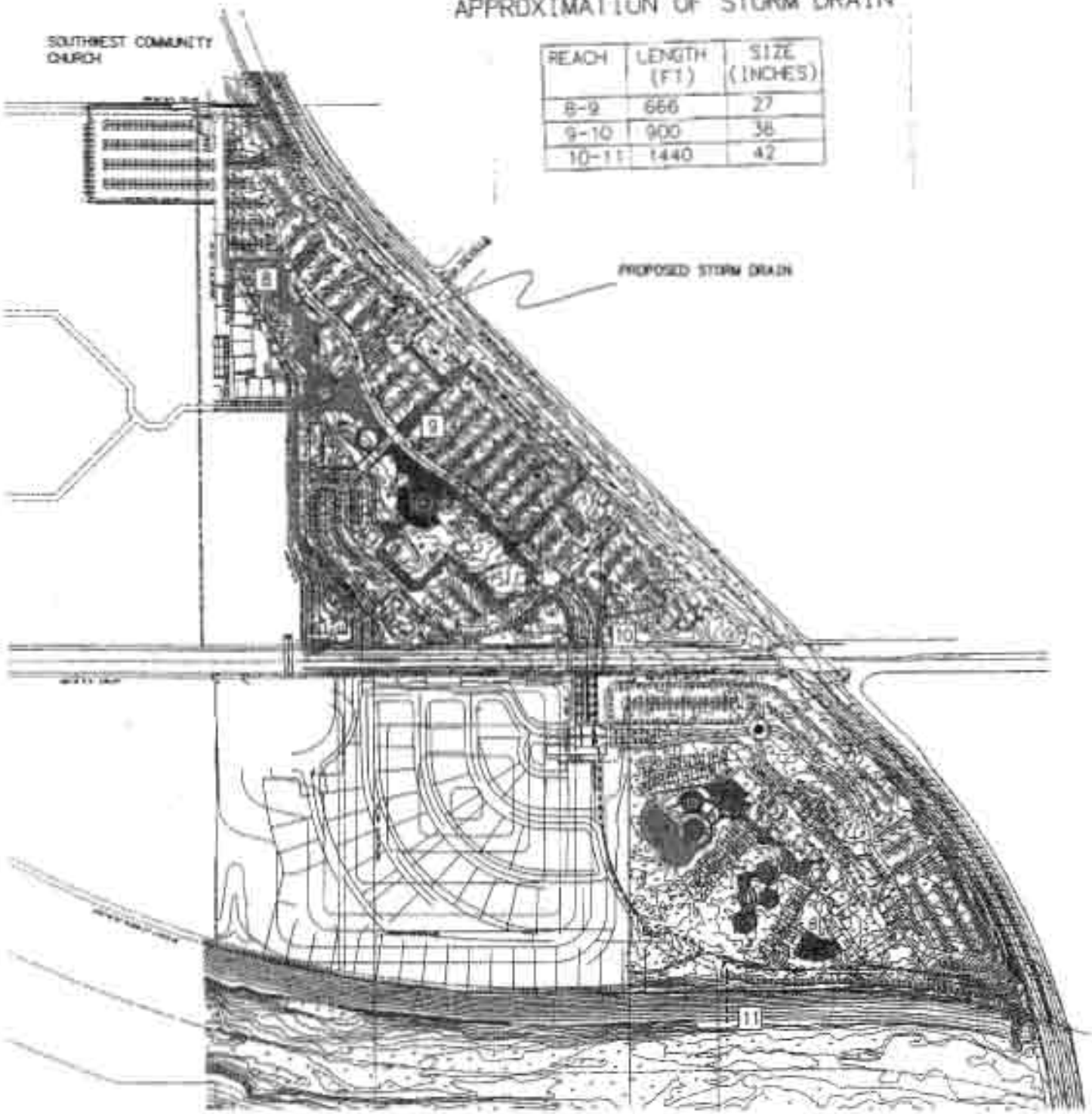
INDIAN WELLS TOWN CENTER
FIGURE 1

VICINITY MAP

PROPOSED STORM DRAIN ALIGNMENT

APPROXIMATION OF STORM DRAIN

REACH	LENGTH (FT)	SIZE (INCHES)
8-9	666	27
9-10	900	36
10-11	1440	42



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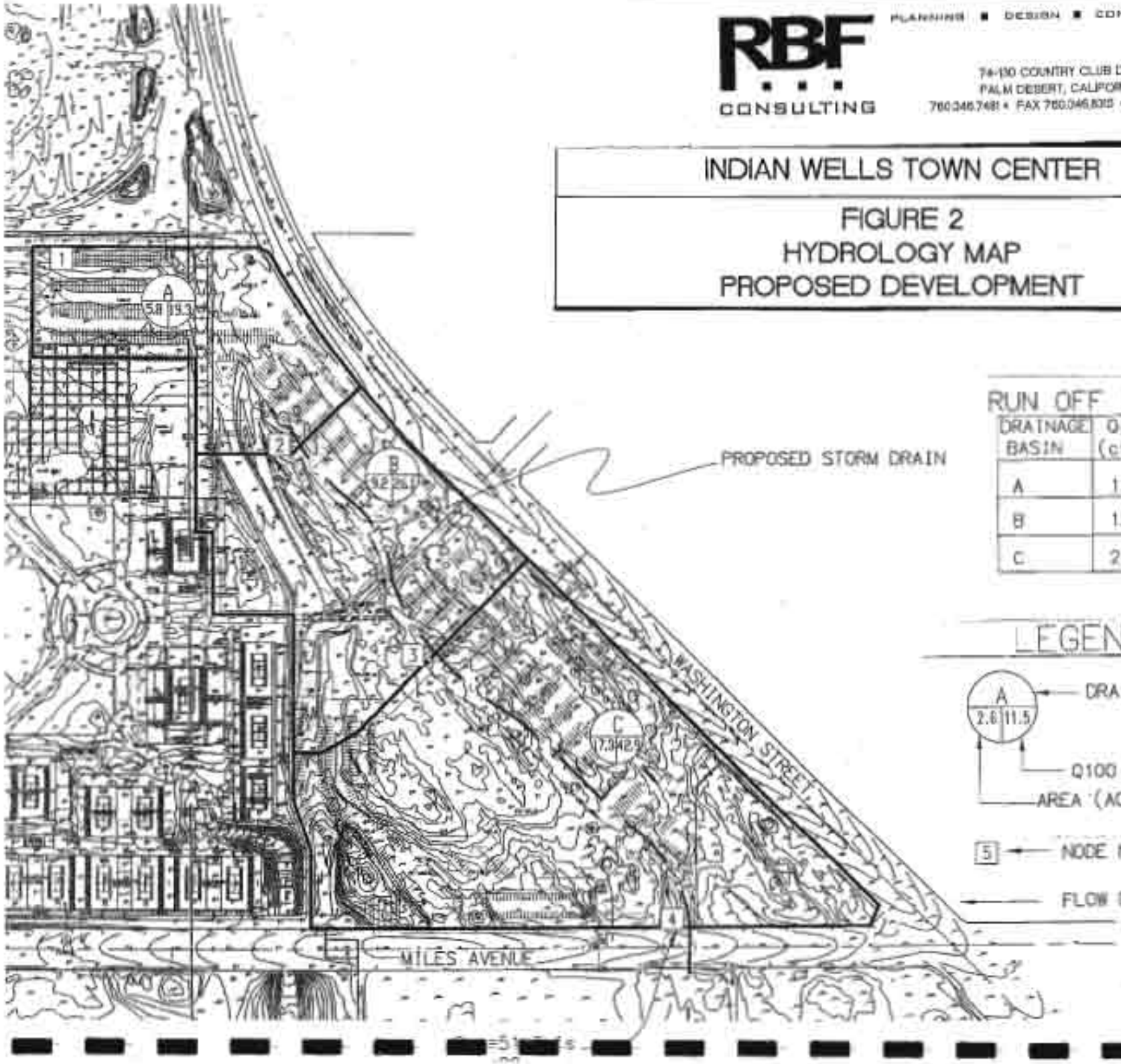
INDIAN WELLS TOWN CENTER

FIGURE 2
HYDROLOGY MAP
PROPOSED DEVELOPMENT

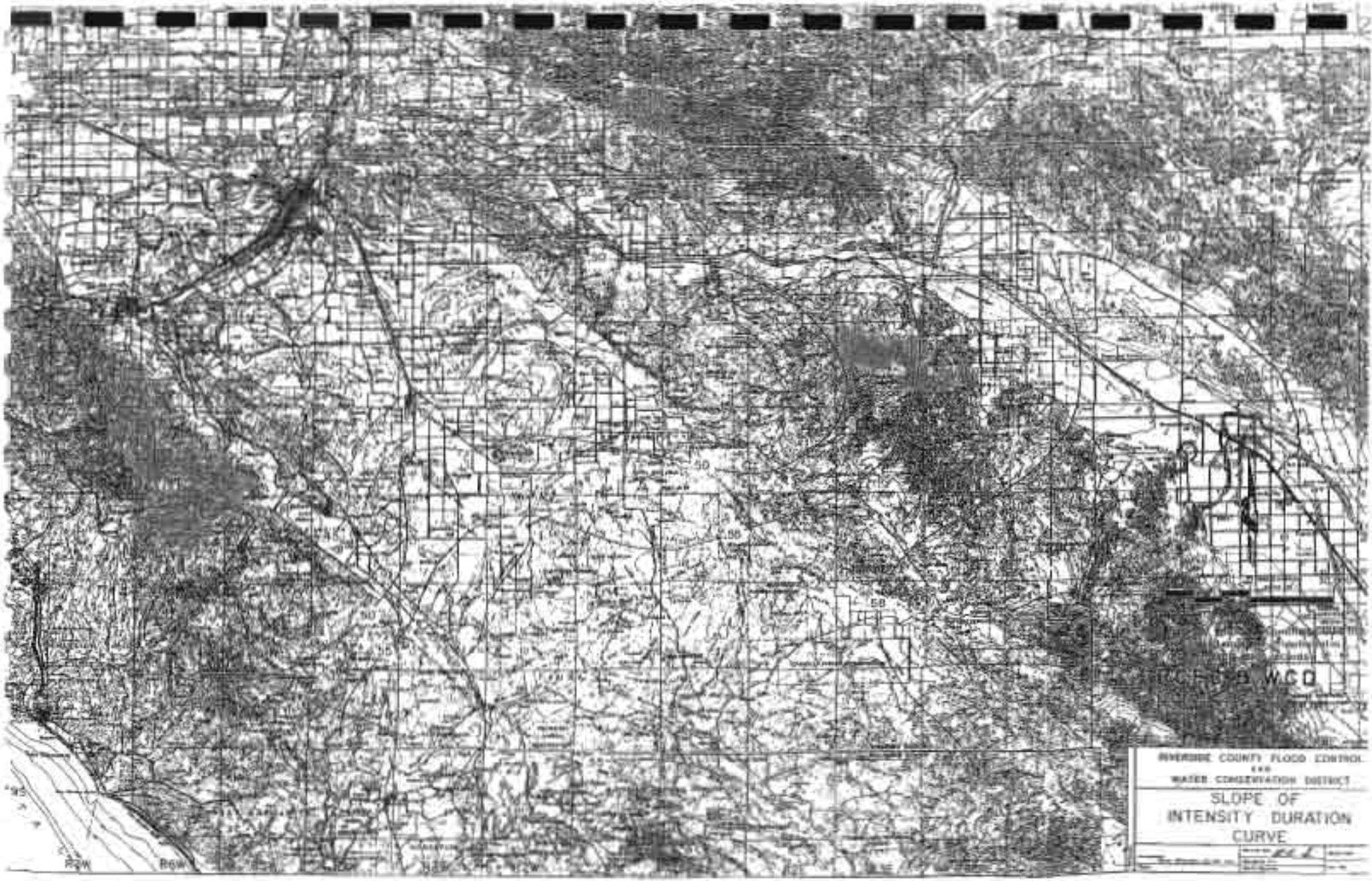


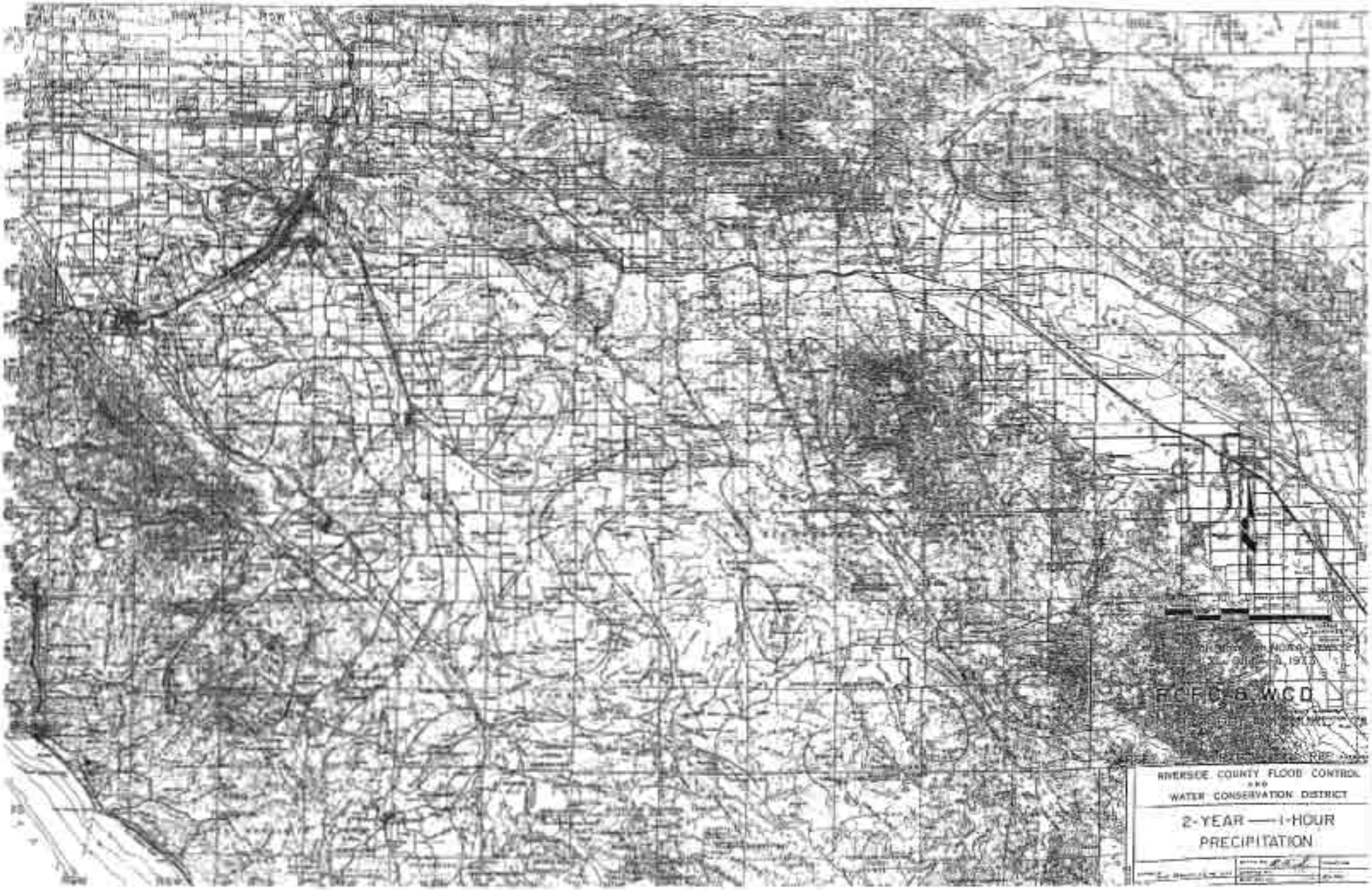
RUN OFF SUMMARY

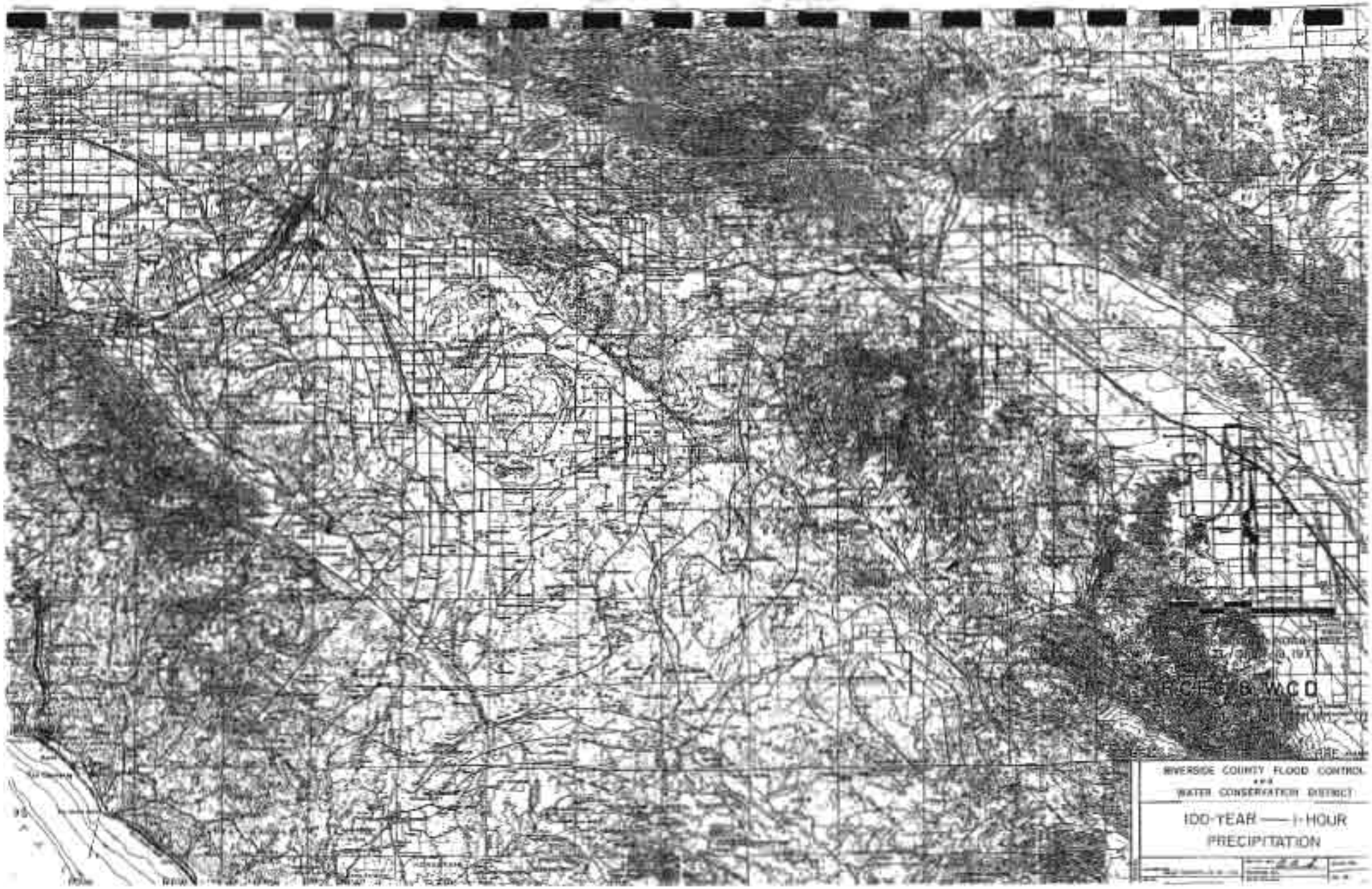
DRAINAGE BASIN	Q_{10} (cfs)	Q_{100} (cfs)
A	11.4	19.3
B	15.1	26.1
C	24.7	42.9

LEGEND

A — DRAINAGE ID
2.6 — AREA (ACRES)
11.5 — Q100 FLOW
5 — NODE NUMBER
FLOW DIRECTION


RIVERSIDE COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
SLOPE OF
INTENSITY DURATION
CURVE
R2W
R6W


RIVERSIDE COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
2-YEAR — 1-HOUR
PRECIPITATION


RIVERSIDE COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
100-YEAR — 1-HOUR
PRECIPITATION

```
*****************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
      RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                (RCFC&WCD)  1978 HYDROLOGY MANUAL
       (c) Copyright 1982-2001 Advanced Engineering Software (aes)
                (Rational Tabling Version 5.9D)
            Release Date: 01/01/2001  License ID 1264

                    Analysis prepared by:

                        RBF Consulting
                      14725 Alton Parkway
                       Irvine, CA  92618


 ************************** DESCRIPTION OF STUDY **************************
* INDIAN WELLS TOWN CENTER                                                *
* Q10                                                                     *
* DEVELOPED                                                               *
 ***************************************************************************

  FILE NAME: 80510.DAT
  TIME/DATE OF STUDY: 07:39 07/26/2007
-----------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
-----------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =   10.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =  18.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.90
  2-YEAR, 1-HOUR PRECIPITATION(INCH) =  0.500
  100-YEAR, 1-HOUR PRECIPITATION(INCH) =  1.600
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =   10.00   1-HOUR INTENSITY(INCH/HOUR) =   0.962
  SLOPE OF INTENSITY DURATION CURVE = 0.5900
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  ========  ================  ======  =====  =====  =====  =======
  1   30.0     20.0   0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*

*****************************************************************************
  FLOW PROCESS FROM NODE       1.00 TO NODE       2.00 IS CODE =  21
-----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
=============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH =   950.00
  UPSTREAM ELEVATION =    137.00
  DOWNSTREAM ELEVATION =    132.00
  ELEVATION DIFFERENCE =      5.00
  TC = 0.303*[(  950.00**3)/(     5.00)]**.2 =   13.441
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.326
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8506
  SOIL CLASSIFICATION IS "A"
  SUBAREA RUNOFF(CFS) =      11.47
  TOTAL AREA(ACRES) =      5.80   TOTAL RUNOFF(CFS) =     11.47

*****************************************************************************
  FLOW PROCESS FROM NODE       2.00 TO NODE       3.00 IS CODE =  51
-----------------------------------------------------------------------------
  >>>>>COMPUTE TRAPEZOIDAL CHANNEL FLOW<<<<<
```



```
  >>>>>TRAVELTIME THRU SUBAREA (EXISTING ELEMENT)<<<<<
=============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =    132.00  DOWNSTREAM(FEET) =    129.00
  CHANNEL LENGTH THRU SUBAREA(FEET) =   600.00   CHANNEL SLOPE =  0.0050
  CHANNEL BASE(FEET) =    0.00   "Z" FACTOR =  50.000
  MANNING'S FACTOR = 0.015   MAXIMUM DEPTH(FEET) =   5.00
  CHANNEL FLOW THRU SUBAREA(CFS) =      11.47
  FLOW VELOCITY(FEET/SEC) =   2.10   FLOW DEPTH(FEET) =   0.33
  TRAVEL TIME(MIN.) =   4.77   Tc(MIN.) =  18.21
  LONGEST FLOWPATH FROM NODE       1.00 TO NODE       3.00 =  1550.00 FEET.

*****************************************************************************
  FLOW PROCESS FROM NODE       3.00 TO NODE       3.00 IS CODE =  81
-----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
=============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.944
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8466
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =     9.20   SUBAREA RUNOFF(CFS) =    15.14
  TOTAL AREA(ACRES) =    15.00   TOTAL RUNOFF(CFS) =   26.61
  TC(MIN) =  18.21

*****************************************************************************
  FLOW PROCESS FROM NODE       3.00 TO NODE       4.00 IS CODE =  51
-----------------------------------------------------------------------------
  >>>>>COMPUTE TRAPEZOIDAL CHANNEL FLOW<<<<<
  >>>>>TRAVELTIME THRU SUBAREA (EXISTING ELEMENT)<<<<<
=============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =    129.00  DOWNSTREAM(FEET) =    122.00
  CHANNEL LENGTH THRU SUBAREA(FEET) =   900.00   CHANNEL SLOPE =  0.0078
  CHANNEL BASE(FEET) =    0.00   "Z" FACTOR =  50.000
  MANNING'S FACTOR = 0.015   MAXIMUM DEPTH(FEET) =   5.00
  CHANNEL FLOW THRU SUBAREA(CFS) =      26.61
  FLOW VELOCITY(FEET/SEC) =   3.06   FLOW DEPTH(FEET) =   0.42
  TRAVEL TIME(MIN.) =   4.89   Tc(MIN.) =  23.11
  LONGEST FLOWPATH FROM NODE       1.00 TO NODE       4.00 =  2450.00 FEET.

*****************************************************************************
  FLOW PROCESS FROM NODE       4.00 TO NODE       4.00 IS CODE =  81
-----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
=============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.689
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8436
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =    17.30   SUBAREA RUNOFF(CFS) =    24.65
  TOTAL AREA(ACRES) =    32.30   TOTAL RUNOFF(CFS) =   51.27
  TC(MIN) =  23.11
=============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)        =      32.30  TC(MIN.) =      23.11
  PEAK FLOW RATE(CFS)      =      51.27
=============================================================================
=============================================================================
  END OF RATIONAL METHOD ANALYSIS
```

```
****************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
      RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                (RCFC&WCD)  1978 HYDROLOGY MANUAL
     (c) Copyright 1982-2001 Advanced Engineering Software (aes)
                (Rational Tabling Version 5.9D)
            Release Date: 01/01/2001  License ID 1264

                    Analysis prepared by:

                       RBF Consulting
                     14725 Alton Parkway
                      Irvine, CA  92618


 ************************** DESCRIPTION OF STUDY **************************
* INDIAN WELLS TOWN CENTER                                                 *
* Q100                                                                     *
* DEVELOPED                                                                *
 ****************************************************************************

  FILE NAME: 805100.DAT
  TIME/DATE OF STUDY: 07:37 07/26/2007
----------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
----------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =  100.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =  18.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.90
  2-YEAR, 1-HOUR PRECIPITATION(INCH) =  0.500
  100-YEAR, 1-HOUR PRECIPITATION(INCH) =  1.600
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =  100.00   1-HOUR INTENSITY(INCH/HOUR) =   1.600
  SLOPE OF INTENSITY DURATION CURVE = 0.5900
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  ================  ======  =====  ====  =====  ======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*

****************************************************************************
  FLOW PROCESS FROM NODE       1.00 TO NODE       2.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
          ASSUMED INITIAL SUBAREA UNIFORM
          DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH =   950.00
  UPSTREAM ELEVATION =    137.00
  DOWNSTREAM ELEVATION =    132.00
  ELEVATION DIFFERENCE =      5.00
  TC = 0.303*[(  950.00**3)/(     5.00)]**.2 =   13.441
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.868
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8619
  SOIL CLASSIFICATION IS "A"
  SUBAREA RUNOFF(CFS) =     19.34
  TOTAL AREA(ACRES) =      5.80   TOTAL RUNOFF(CFS) =     19.34

****************************************************************************
  FLOW PROCESS FROM NODE       2.00 TO NODE       3.00 IS CODE =  51
----------------------------------------------------------------------------
  >>>>>COMPUTE TRAPEZOIDAL CHANNEL FLOW<<<<<
```



```
  >>>>>TRAVELTIME THRU SUBAREA (EXISTING ELEMENT)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =    132.00  DOWNSTREAM(FEET) =    129.00
  CHANNEL LENGTH THRU SUBAREA(FEET) =   600.00   CHANNEL SLOPE =  0.0050
  CHANNEL BASE(FEET) =    0.00   "Z" FACTOR =  50.000
  MANNING'S FACTOR = 0.015   MAXIMUM DEPTH(FEET) =   5.00
  CHANNEL FLOW THRU SUBAREA(CFS) =      19.34
  FLOW VELOCITY(FEET/SEC) =   2.40   FLOW DEPTH(FEET) =   0.40
  TRAVEL TIME(MIN.) =   4.17   Tc(MIN.) =  17.61
  LONGEST FLOWPATH FROM NODE      1.00 TO NODE      3.00 =  1550.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE       3.00 TO NODE       3.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.298
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8584
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =    9.20   SUBAREA RUNOFF(CFS) =   26.05
  TOTAL AREA(ACRES) =    15.00   TOTAL RUNOFF(CFS) =   45.38
  TC(MIN) =  17.61

****************************************************************************
  FLOW PROCESS FROM NODE       3.00 TO NODE       4.00 IS CODE =  51
----------------------------------------------------------------------------
  >>>>>COMPUTE TRAPEZOIDAL CHANNEL FLOW<<<<<
  >>>>>TRAVELTIME THRU SUBAREA (EXISTING ELEMENT)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =    129.00  DOWNSTREAM(FEET) =    122.00
  CHANNEL LENGTH THRU SUBAREA(FEET) =   900.00   CHANNEL SLOPE =  0.0078
  CHANNEL BASE(FEET) =    0.00   "Z" FACTOR =  50.000
  MANNING'S FACTOR = 0.015   MAXIMUM DEPTH(FEET) =   5.00
  CHANNEL FLOW THRU SUBAREA(CFS) =      45.38
  FLOW VELOCITY(FEET/SEC) =   3.51   FLOW DEPTH(FEET) =   0.51
  TRAVEL TIME(MIN.) =   4.27   Tc(MIN.) =  21.88
  LONGEST FLOWPATH FROM NODE      1.00 TO NODE      4.00 =  2450.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE       4.00 TO NODE       4.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.901
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8555
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =   17.30   SUBAREA RUNOFF(CFS) =   42.94
  TOTAL AREA(ACRES) =    32.30   TOTAL RUNOFF(CFS) =   88.32
  TC(MIN) =  21.88
============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)      =     32.30  TC(MIN.) =     21.88
  PEAK FLOW RATE(CFS)    =     88.32
============================================================================
============================================================================
  END OF RATIONAL METHOD ANALYSIS
```

APPENDIX F

Noise Report

Michael Brandman Associates

ENVIRONMENTAL SERVICES · PLANNING · NATURAL RESOURCES MANAGEMENT

August 14, 2007

EPC Land Planning Consultants
Mr. Ernest Perea
5225 Canyon Crest Drive, Suite 71-325
Riverside, CA 92507

Subject: Brief Noise Analysis for the Indian Wells Town Center

Dear Mr. Perea:

The following is a brief noise analysis for the Indian Wells Town Center (project). This analysis is limited in scope and focuses on a quantification of the increased noise levels from the operation of the project and the potential impact of those noise level increases on nearby sensitive receptors. Limited background information is included for context and clarity.

Project Description

The total project area consists of approximately 179 acres of land located on the westside of Washington Street both north and south of Miles Avenue in the northeast portion of the City of Indian Wells.

The project consists of the development of a maximum of 400,000 square feet of retail, restaurants, office, and a theater. The project also consists of a hotel, 65 residential units, and additional parking for the existing Indian Wells Tennis Garden.

Existing Ambient Noise Conditions

The primary noise source in the project area is vehicular traffic on nearby roadways, dominated by Washington Street. Occasional aircraft noise is observed in the project area, although the project is not within the noise influence area of any active airport or airstrip, is not within the land use planning zone of an airport, and is not near any private airstrip. The project area falls within the 60 to 65 dB noise contour based on the Existing Noise Contours, Figure IVB-3 of the City of Indian Wells General Plan. These contours are for the major roadways within Indian Wells.

Bakersfield	Fresno	Irvine	Palm Springs	Sacramento	San Bernardino	San Ramon	Santa Cruz
661.334.2755	559.497.0310	714.508.4100	760.322.8847	916.383.0944	909.884.2255	925.830.2733	831.262.1731

www.brandman.com mba@brandman.com

Regulatory Setting

City of Indian Wells General Plan

The Noise element of the General Plan outlines methods to reduce and control noise in the City, and maintain the low noise levels in Indian Wells. It indicates that noise standards for residential areas, as well as for construction activities, are included in the City's Municipal Code, as discussed below.

City of Indian Wells Municipal Code

Chapter 9.06 of the City of Indian Wells Municipal Code is designed to control unnecessary, excessive, and annoying noise within the City. Section 9.06.040 lists interior and exterior noise standards, as shown in Table 1 below.

Table 1: City of Indian Wells Noise Standards

Categories	Interior (dBA)	Exterior (dBA)	Comments
Residential	45	55 (7:01 a.m. to 10:00 p.m.) 50 (10:01 p.m. to 7 a.m.)	55 dBA for Residential Interior may not be exceeded at any time
Schools, Churches, Hospitals	45	55 (7:01 a.m. to 10:00 p.m.) 50 (10:01 p.m. to 7 a.m.)	Noise may not unreasonably interfere with these uses if signs are posted
Source: City of Indian Wells Municipal Code Section 9.06.040			

Section 9.06.041 of the Municipal Code exempts construction activities from the noise standards above provided construction activity takes place during the hours specified by Section 9.06.047(b) which are 8:00 a.m. to 5:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Additionally, all internal combustion engines must be equipped with suitable exhaust and intake silencers in good working order.

Significance Threshold for Noise and Vibration Increase

The CEQA Guidelines and the Indian Wells General Plan provide no definition of what constitutes a substantial noise increase; however, the California Department of Transportation provides guidance that can be used to define substantial changes in noise levels that may be caused by a project. The thresholds below generally apply to transportation noise that is usually expressed in terms of average noise exposure during a 24-hour period, such as the Day/Night Average Level (Ldn) or CNEL. Project-generated increases in noise levels that exceed those outlined in the thresholds below and that affect existing noise sensitive land uses (receptors) are considered substantial and, therefore, would constitute a significant noise impact. The project will create a significant noise-related impact if it would:

- Increase noise levels by 5 dB or more where the existing noise level is less than 60 dB
- Increase noise levels by 3 dB or more where the existing noise level is 60 to 65 dB

- Increase noise levels by 1.5 dB or more where the existing noise level is greater than 65 dB

Additionally, the project would create a significant vibration impact if it generates groundborne vibration levels on sensitive receptors in excess of 0.3 peak particle velocity (PPV in inches per second) during construction and 0.5 PPV during operations.

Potential Long-Term Impacts

Long-term impacts to noise from the operation of the project are associated with increased traffic and stationary sources such as HVAC systems and truck deliveries. Based on the significance threshold above, an increase of 3 dB or more would be considered significant.

Noise Modeling

Noise estimates for the project are based on the supplemental Traffic Impact Analysis prepared by Willdan on June 18, 2007. Estimates were determined based on Noise levels from motor vehicles on surrounding roadways and were analyzed using the Federal Highway Administration (FHWA) Traffic Noise Prediction Model - FHWA-RD-77-108 (FHWA Model). Six roadway segments were evaluated and are listed in Table 2 below. The model calculated noise levels for varying traffic volumes, mix, and speeds. The model used the posted speed limits for each roadway segment as the speed in the model. The traffic mix was determined based on traffic patterns established by Caltrans for this portion of Riverside County. All modeled roadway segments assumed that groundcover was "hard" between the sensitive receptor and the roadway to determine worst-case impacts. The distance used in determining impacts in the model is based upon the distance between the closest residential property and the centerline of the roadway segment.

Table 2: Weekday Offsite Traffic Noise Levels - With and Without Project

Roadway Segment	No Project (dB)	With Project (dB)	Change	Significant Impact?
Washington Street at Fred Waring	64	65	1	No
Washington Street at Via Sevilla	63	64	1	No
Washington Street at Miles Avenue	63.4	64.5	1.1	No
Washington Street at Highway 111	64.5	65.6	1.1	No
Washington Street at Avenue 48	65.3	66.4	1.1	No
Adams Street at Highway 111	60.8	61.5	0.7	No

Based on predicted noise levels and changes in noise levels, as illustrated in Table 2, the noise increases predicted for the future-with-project scenario would not result in significant impacts based on noise increases of 1.1 dB or less.

Sensitive Receptors

The nearest sensitive receptors, and of most concern for potential noise impacts, are the residences along Via Pavion east of Washington Street, and attendees of the Southwest Community Church along the northern boundary of the project site.

Predicted noise levels at these nearby receptors are summarized below in Table 3.

Table 3: Predicted Noise Levels at Nearby Sensitive Receptors

Location	Distance from Project Site (feet)	Maximum Noise Levels (dB) from Project
Residences along Via Pavion east of Washington Street	200 feet (with sound wall)	52
Southwest Community Church (north of project site)	75 feet to church parking facility, 350 feet to church building (with sound wall)	58 @ 75 feet 43 @ 350 feet
Noise levels for Via Pavion based on future with project noise of 64 dBA measured on Via Sevilla at 65 feet from the centerline of Washington Street. Noise levels for Southwest Community Church based on future with project noise of 65 dBA measured on Fred Waring at 65 feet from the centerline of Washington Street. Both calculations assumed a 6-dBA reduction for each doubling of distance. Noise levels in this table depict worst-case scenario peak levels and do not predict at 24-hour weighted average CNEL.		

Table 3 indicates that there would not be significant impacts from the operation of the project at the nearby sensitive receptors, including Southwest Community Church and residences along Via Pavion. No additional mitigation beyond that included in the June 2007 Supplemental Environmental Impact Report (SEIR) noise section is required for these impacts.

If you have any questions or concerns regarding this letter, please call me at 925-830-2733.

Sincerely,

Chelsea Ayala, Senior Air Quality Scientist, Project Manager
Michael Brandman Associates
Bishop Ranch 3
2633 Camino Ramon, Suite 460
San Ramon, CA 94583

Enclosures: Noise models

CA:ap
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Table 1
TRAFFIC NOISE IMPACT
Future Weekday

FILE: NOISE-AdamsHwy 111

Location: Adams Street at Highway 111

Vehicle Type	Traffic Volume 24-hr volume	Equiv 1-hr	Noise Reference Level (15 meters	Noise Level (dB Ldn) Centerline Distance (feet) 60 (18 meters)	120 (37 meters)	240 (73 meters)	480 (146 meters)	960 (293 meters)	1920 (585 meters)	3840 (1170 meters)
EXISTING (2007)										
Autos	1867	183	59.2	58.0	53.4	48.9	44.4	39.9	35.4	30.9
Med Trucks	79	8	56.5	55.2	50.7	46.2	41.6	37.1	32.6	28.1
Hvy Trucks	20	2	55.3	54.0	49.5	44.9	40.4	35.9	31.4	26.9
TOTAL	1965	192	62.1	60.8	56.3	51.8	47.3	42.7	38.2	33.7
Attenuation from existing walls:										
FUTURE NO PROJECT										
Autos	2191	215	59.9	58.6	54.1	49.6	45.1	40.6	36.1	31.6
Med Trucks	92	9	57.2	55.9	51.4	46.8	42.3	37.8	33.3	28.8
Hvy Trucks	23	2	56.0	54.7	50.1	45.6	41.1	36.6	32.1	27.6
TOTAL	2306	226	62.8	61.5	57.0	52.5	48.0	43.4	38.9	34.4
Attenuation from existing walls:										
FUTURE WITH PROJECT										
Autos	2214	217	60.0	58.7	54.2	49.7	45.1	40.6	36.1	31.6
Med Trucks	93	9	57.2	55.9	51.4	46.9	42.4	37.9	33.3	28.8
Hvy Trucks	23	2	56.0	54.7	50.2	45.7	41.2	36.6	32.1	27.6
TOTAL	2330	228	62.8	61.5	57.0	52.5	48.0	43.5	39.0	34.4
Attenuation from existing walls:										
CHANGE FROM EXISTING										
Autos	347	34	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Med Trucks	15	1	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Hvy Trucks	4	0	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
TOTAL	365	36	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
CHANGE FROM FUTURE NO PROJECT										
Autos	23	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Med Trucks	1	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Hvy Trucks	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	24	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Average speed: 72.4 km/hr= 45.0 mi/hr

Time of day:			Fleet Mi	
	70.0%	Day	95.0%	Autos
	15.0%	Evening	4.0%	Medium Trucks
	15.0%	Night	1.0%	Heavy Trucks
	100.0%		100.0%	

Notes: Based on methods of Federal Highway Administration "Highway Traffic Noise Model", FHWA-RD-77-108, December, 1978.
Traffic data obtained from Willdan .

Table 1
TRAFFIC NOISE IMPACT
Future Weekday

FILE: NOISE-WashingtonAve 48

Location: Washington Street at Avenue 48

Vehicle Type	Traffic Volume 24-hr volume	Equiv 1-hr	Noise Reference Level (15 meters	Noise Level (dB Ldn) Centerline Distance (feet) (meters) 65 / 20	130 / 40	260 / 79	520 / 158	1040 / 317	2080 / 634	4160 / 1268
EXISTING (2007)										
Autos	4638	454	63.2	61.4	56.9	52.4	47.8	43.3	38.8	34.3
Med Trucks	249	24	61.5	59.7	55.2	50.6	46.1	41.6	37.1	32.6
Hvy Trucks	100	10	62.3	60.5	56.0	51.5	47.0	42.4	37.9	33.4
TOTAL	4987	488	67.2	65.3	60.8	56.3	51.8	47.3	42.8	38.3
Attenuation from existing walls:										
FUTURE NO PROJECT										
Autos	5879	576	64.2	62.4	57.9	53.4	48.9	44.3	39.8	35.3
Med Trucks	316	31	62.5	60.7	56.2	51.7	47.2	42.6	38.1	33.6
Hvy Trucks	126	12	63.3	61.5	57.0	52.5	48.0	43.5	39.0	34.4
TOTAL	6321	619	68.2	66.4	61.9	57.3	52.8	48.3	43.8	39.3
Attenuation from existing walls:										
FUTURE WITH PROJECT										
Autos	5934	581	64.3	62.5	57.9	53.4	48.9	44.4	39.9	35.4
Med Trucks	319	31	62.6	60.7	56.2	51.7	47.2	42.7	38.2	33.7
Hvy Trucks	128	12	63.4	61.6	57.1	52.5	48.0	43.5	39.0	34.5
TOTAL	6381	625	68.2	66.4	61.9	57.4	52.9	48.4	43.8	39.3
Attenuation from existing walls:										
CHANGE FROM EXISTING										
Autos	1296	127	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Med Trucks	70	7	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Hvy Trucks	28	3	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
TOTAL	1394	136	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
CHANGE FROM FUTURE NO PROJECT										
Autos	56	5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Med Trucks	3	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Hvy Trucks	1	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	60	6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Average speed: 72.4 km/hr= 45.0 mi/hr

Time of day:		Fleet Mi	
70.0%	Day	93.0%	Autos
15.0%	Evening	5.0%	Medium Trucks
15.0%	Night	2.0%	Heavy Trucks
100.0%		100.0%	

Notes: Based on methods of Federal Highway Administration "Highway Traffic Noise Model", FHWA-RD-77-108, December, 1978.
Traffic data obtained from Willdan

Table 1
TRAFFIC NOISE IMPACT
Future Weekday

FILE: NOISE-WashingtonFredWaring

Location: Washington Street at Fred Waring Drive

Vehicle Type	Traffic Volume 24-hr volume	Equiv 1-hr	Noise Reference Level (15 meters	Noise Level (dB Ldn) Centerline Distance (feet) 65 (20 meters)	130 (40 meters)	260 (79 meters)	520 (158 meters)	1040 (317 meters)	2080 (634 meters)	4160 (1268 meters)
EXISTING (2007)										
Autos	3421	335	61.9	60.1	55.5	51.0	46.5	42.0	37.5	33.0
Med Trucks	184	18	60.2	58.4	53.8	49.3	44.8	40.3	35.8	31.3
Hvy Trucks	74	7	61.0	59.2	54.7	50.1	45.6	41.1	36.6	32.1
TOTAL	3679	360	65.8	64.0	59.5	55.0	50.5	46.0	41.4	36.9
Attenuation from existing walls:										
FUTURE NO PROJECT										
Autos	3852	377	62.4	60.6	56.1	51.5	47.0	42.5	38.0	33.5
Med Trucks	207	20	60.7	58.9	54.4	49.8	45.3	40.8	36.3	31.8
Hvy Trucks	83	8	61.5	59.7	55.2	50.7	46.1	41.6	37.1	32.6
TOTAL	4142	406	66.4	64.5	60.0	55.5	51.0	46.5	42.0	37.4
Attenuation from existing walls:										
FUTURE WITH PROJECT										
Autos	4239	415	62.8	61.0	56.5	52.0	47.4	42.9	38.4	33.9
Med Trucks	228	22	61.1	59.3	54.8	50.3	45.7	41.2	36.7	32.2
Hvy Trucks	91	9	61.9	60.1	55.6	51.1	46.6	42.0	37.5	33.0
TOTAL	4558	446	66.8	65.0	60.4	55.9	51.4	46.9	42.4	37.9
Attenuation from existing walls:										
CHANGE FROM EXISTING										
Autos	817	80	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
Med Trucks	44	4	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
Hvy Trucks	18	2	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
TOTAL	879	86	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
CHANGE FROM FUTURE NO PROJECT										
Autos	387	38	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Med Trucks	21	2	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Hvy Trucks	8	1	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
TOTAL	416	41	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4

Average speed: 72.4 km/hr= 45.0 mi/hr

Time of day:			Fleet Mi	
	70.0%	Day	93.0%	Autos
	15.0%	Evening	5.0%	Medium Trucks
	15.0%	Night	2.0%	Heavy Trucks
	100.0%		100.0%	

Notes: Based on methods of Federal Highway Administration "Highway Traffic Noise Model", FHWA-RD-77-108, December, 1978.
Traffic data obtained from Willdan

Table 1
TRAFFIC NOISE IMPACT
Future Weekday

FILE: NOISE-WashingtonHwy 111

Location: Washington Street at Highway 111

Vehicle Type	Traffic Volume 24-hr volume	Traffic Volume Equiv 1-hr	Noise Reference Level (15 meters	Noise Level (dB Ldn) Centerline Distance (feet) (meters) 65 / 20	130 / 40	260 / 79	520 / 158	1040 / 317	2080 / 634	4160 / 1268
EXISTING (2007)										
Autos	3856	378	62.4	60.6	56.1	51.5	47.0	42.5	38.0	33.5
Med Trucks	207	20	60.7	58.9	54.4	49.8	45.3	40.8	36.3	31.8
Hvy Trucks	83	8	61.5	59.7	55.2	50.7	46.2	41.6	37.1	32.6
TOTAL	4146	406	66.4	64.5	60.0	55.5	51.0	46.5	42.0	37.5
Attenuation from existing walls:										
FUTURE NO PROJECT										
Autos	4603	451	63.2	61.3	56.8	52.3	47.8	43.3	38.8	34.3
Med Trucks	247	24	61.5	59.6	55.1	50.6	46.1	41.6	37.1	32.5
Hvy Trucks	99	10	62.3	60.5	56.0	51.4	46.9	42.4	37.9	33.4
TOTAL	4949	485	67.1	65.3	60.8	56.3	51.8	47.3	42.7	38.2
Attenuation from existing walls:										
FUTURE WITH PROJECT										
Autos	4880	478	63.4	61.6	57.1	52.6	48.1	43.5	39.0	34.5
Med Trucks	262	26	61.7	59.9	55.4	50.9	46.4	41.8	37.3	32.8
Hvy Trucks	105	10	62.5	60.7	56.2	51.7	47.2	42.7	38.1	33.6
TOTAL	5247	514	67.4	65.6	61.1	56.5	52.0	47.5	43.0	38.5
Attenuation from existing walls:										
CHANGE FROM EXISTING										
Autos	1024	100	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Med Trucks	55	5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Hvy Trucks	22	2	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
TOTAL	1101	108	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
CHANGE FROM FUTURE NO PROJECT										
Autos	277	27	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Med Trucks	15	1	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Hvy Trucks	6	1	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
TOTAL	298	29	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3

Average speed: 72.4 km/hr= 45.0 mi/hr

Time of day:			Fleet Mi	
	70.0%	Day	93.0%	Autos
	15.0%	Evening	5.0%	Medium Trucks
	15.0%	Night	2.0%	Heavy Trucks
	100.0%		100.0%	

Notes: Based on methods of Federal Highway Administration "Highway Traffic Noise Model", FHWA-RD-77-108, December, 1978.
Traffic data obtained from Willdan

Table 1
TRAFFIC NOISE IMPACT
Future Weekday

FILE: NOISE-WashingtonMiles

Location: Washington Street at Miles Avenue

Vehicle Type	Traffic Volume 24-hr volume	Equiv 1-hr	Noise Reference Level (15 meters	Noise Level (dB Ldn) Centerline Distance (feet) 65 (20 meters)	130 (40 meters)	260 (79 meters)	520 (158 meters)	1040 (317 meters)	2080 (634 meters)	4160 (1268 meters)
EXISTING (2007)										
Autos	2934	287	61.2	59.4	54.9	50.4	45.8	41.3	36.8	32.3
Med Trucks	158	15	59.5	57.7	53.2	48.7	44.1	39.6	35.1	30.6
Hvy Trucks	63	6	60.3	58.5	54.0	49.5	45.0	40.4	35.9	31.4
TOTAL	3155	309	65.2	63.4	58.8	54.3	49.8	45.3	40.8	36.3
Attenuation from existing walls:										
FUTURE NO PROJECT										
Autos	3328	326	61.8	59.9	55.4	50.9	46.4	41.9	37.4	32.8
Med Trucks	179	18	60.0	58.2	53.7	49.2	44.7	40.2	35.7	31.1
Hvy Trucks	72	7	60.9	59.1	54.5	50.0	45.5	41.0	36.5	32.0
TOTAL	3578	350	65.7	63.9	59.4	54.9	50.4	45.8	41.3	36.8
Attenuation from existing walls:										
FUTURE WITH PROJECT										
Autos	3778	370	62.3	60.5	56.0	51.5	46.9	42.4	37.9	33.4
Med Trucks	203	20	60.6	58.8	54.3	49.8	45.2	40.7	36.2	31.7
Hvy Trucks	81	8	61.4	59.6	55.1	50.6	46.1	41.5	37.0	32.5
TOTAL	4062	398	66.3	64.5	59.9	55.4	50.9	46.4	41.9	37.4
Attenuation from existing walls:										
CHANGE FROM EXISTING										
Autos	844	83	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Med Trucks	45	4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Hvy Trucks	18	2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
TOTAL	907	89	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
CHANGE FROM FUTURE NO PROJECT										
Autos	450	44	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Med Trucks	24	2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Hvy Trucks	10	1	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
TOTAL	484	47	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6

Average speed: 72.4 km/hr= 45.0 mi/hr

Time of day:			Fleet Mi		
	70.0%	Day		93.0%	Autos
	15.0%	Evening		5.0%	Medium Trucks
	15.0%	Night		2.0%	Heavy Trucks
	100.0%			100.0%	

Notes: Based on methods of Federal Highway Administration "Highway Traffic Noise Model", FHWA-RD-77-108, December, 1978.
Traffic data obtained from Willdan

Table 1
TRAFFIC NOISE IMPACT
Future Weekday

FILE: NOISE-WashingtonVia Sevilla

Location: Washington Street at Via Sevilla

Vehicle Type	Traffic Volume 24-hr volume	Equiv 1-hr	Noise Reference Level (15 meters	Noise Level (dB Ldn) Centerline Distance (feet) 65 (20 meters)	130 (40 meters)	260 (79 meters)	520 (158 meters)	1040 (317 meters)	2080 (634 meters)	4160 (1268 meters)
EXISTING (2007)										
Autos	2680	262	60.8	59.0	54.5	50.0	45.5	40.9	36.4	31.9
Med Trucks	144	14	59.1	57.3	52.8	48.3	43.7	39.2	34.7	30.2
Hvy Trucks	58	6	59.9	58.1	53.6	49.1	44.6	40.1	35.5	31.0
TOTAL	2882	282	64.8	63.0	58.4	53.9	49.4	44.9	40.4	35.9
Attenuation from existing walls:										
FUTURE NO PROJECT										
Autos	2940	288	61.2	59.4	54.9	50.4	45.9	41.3	36.8	32.3
Med Trucks	158	15	59.5	57.7	53.2	48.7	44.1	39.6	35.1	30.6
Hvy Trucks	63	6	60.3	58.5	54.0	49.5	45.0	40.5	35.9	31.4
TOTAL	3161	310	65.2	63.4	58.9	54.3	49.8	45.3	40.8	36.3
Attenuation from existing walls:										
FUTURE WITH PROJECT										
Autos	3439	337	61.9	60.1	55.6	51.1	46.5	42.0	37.5	33.0
Med Trucks	185	18	60.2	58.4	53.9	49.3	44.8	40.3	35.8	31.3
Hvy Trucks	74	7	61.0	59.2	54.7	50.2	45.7	41.1	36.6	32.1
TOTAL	3698	362	65.9	64.0	59.5	55.0	50.5	46.0	41.5	37.0
Attenuation from existing walls:										
CHANGE FROM EXISTING										
Autos	759	74	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Med Trucks	41	4	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Hvy Trucks	16	2	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
TOTAL	816	80	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
CHANGE FROM FUTURE NO PROJECT										
Autos	499	49	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Med Trucks	27	3	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Hvy Trucks	11	1	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
TOTAL	537	53	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7

Average speed: 72.4 km/hr= 45.0 mi/hr

Time of day:			Fleet Mi		
	70.0%	Day		93.0%	Autos
	15.0%	Evening		5.0%	Medium Trucks
	15.0%	Night		2.0%	Heavy Trucks
	100.0%			100.0%	

Notes: Based on methods of Federal Highway Administration "Highway Traffic Noise Model", FHWA-RD-77-108, December, 1978.
Traffic data obtained from Willdan

APPENDIX G

Phase 1 Environmental Site Assessments

Earth Systems Consultants
Southwest

update report if needed

REPORT OF PHASE I
ENVIRONMENTAL SITE ASSESSMENT
APN 633-41-028
SOUTH OF MILES AVENUE AND
WEST OF RACQUET CLUB DRIVE (EXTENDED)
NORTHEAST OF INDIAN WELLS, CALIFORNIA

CITY OF INDIAN WELLS
44-950 ELDORADO DRIVE
INDIAN WELLS, CALIFORNIA 92210

REPORT OF PHASE I
ENVIRONMENTAL SITE ASSESSMENT
APN 633-41-028
SOUTH OF MILES AVENUE AND
WEST OF RACQUET CLUB DRIVE (EXTENDED)
NORTHEAST OF INDIAN WELLS, CALIFORNIA

File No. 07078-01
99-02-717

Earth Systems Consultants
Southwest

79-811B Country Club Drive
Bermuda Dunes, CA 92201
(760) 345-1588
(800) 924-7015
FAX (760) 345-7315

February 11, 1999

File No. 07078-01
99-02-717

City of Indian Wells
44-950 Eldorado Drive
Indian Wells, California 92210

Attention: Mr. Corrie Kates

Subject: Report of Phase I Environmental Site Assessment

Project: APN 633-41-028
South of Miles Avenue and West of Racquet Club Drive (Extended)
Northeast of Indian Wells, California

At your request, Earth Systems Consultants Southwest has completed this Phase I Environmental Site Assessment (ESA) of the site referenced above. This report was prepared for the exclusive use of the City of Indian Wells. It was prepared to stand as a whole and no part should be excerpted or used in exclusion of any other part. This project was conducted in accordance with our proposal dated January 13, 1999. This report completes the scope of services outlined in our proposal.

Thank you for this opportunity to be of service. If you have any questions regarding this report, or the information contained herein, please contact this office at your convenience.

Sincerely,
EARTH SYSTEMS CONSULTANTS
Southwest

Scot A. Stormo
Vice President

ESE Report/pc

Distribution: 6/City of Indian Wells
1/SS
1/BD File
1/VTA File

REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT
APN 633-41-02
SOUTH OF MILES AVENUE AND
WEST OF RACQUET CLUB DRIVE (EXTENDED)
INDIAN WELLS, CALIFORNIA

February 11, 1999

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1.0 INTRODUCTION

This report presents the findings of the Phase I Environmental Site Assessment (ESA) conducted by Earth Systems Consultants Southwest (ESCSW) for APN 633-41-028, located south of Miles Avenue and west of Racquet Club Drive (extended) northeast of the City of Indian Wells, California. Figures depicting the site location and layout are presented in Appendix A. This project was performed in accordance with our proposal dated January 13, 1999.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of this ESA was to evaluate the potential for the presence of soil or groundwater contamination that may be present as a result of the past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the property. The scope of work for this evaluation is based on ASTM Standard E-1527-97, *Standard Practice for Environmental Site Assessments,* and consisted of the tasks listed below.

Site Reconnaissance: This involved (A) a visual reconnaissance of the site, noting physical evidence of potential contamination or possible sources of contamination; (B) interviews with persons familiar with the site (if possible) regarding present and past site usage; and (C) observation of adjacent properties to identify visual evidence of possible impacts to the subject site. Significant on-site conditions were photographed to document current conditions. Selected site photographs are presented in Appendix B.

Site History Investigation: The history of the site was investigated regarding past land use at and near the site, specifically as it relates to the storage, production, use, or disposal of hazardous materials. The sources of information for this evaluation are listed in the references section of this report, and included the following categories of information:

- Aerial photographs
- Topographic maps
- Munger Oil maps

Due to a lack of prior development, building department records were not reviewed. Prior owners could not be reached for information regarding the past use of the site.

Regulatory Agency Record Review: Many regulatory agencies compile information concerning sites which generate, store, use, and/or release hazardous materials. This information can be accessed by reviewing lists published by the regulatory agencies. A report listing known sites which generate, store, use, and/or have released hazardous materials was obtained from Vista Information Solutions, Inc., a firm that specializes in maintaining a database of this type of information. A copy of the Vista report is presented in Appendix C, and is discussed in Section 6. The search radii for this review was in accordance with ASTM standard E-1527, plus 1/4 mile to account for the large size of the site. In addition, selected government agencies were contacted for information they may have regarding environmental conditions at or near the site.

Report Preparation: This report was prepared to present our findings, conclusions, and recommendations. A qualifications statement regarding the personnel who performed this evaluation is presented in Appendix D.

Exclusions: Testing the air, groundwater, soil, or building materials for the presence of hazardous constituents was beyond the scope of this evaluation. As stated in the proposal, land title information would only be reviewed if furnished by the Client. Land title information was not provided to ESCSW, and therefore was not reviewed.

3.0 SITE DESCRIPTION

3.1 Site Location and Development

The subject site consists of undeveloped land located south of Miles Avenue and west of Racquet Club Drive (extended) in an unincorporated area northeast of Indian Wells, California. The subject site is located in the southeast quarter of Section 24, Township 5 South, Range 6 East, San Bernardino baseline and meridian (see Figure 1 in Appendix A). The site is bounded by Miles Avenue to the north, land under development to the east, vacant land to the south, and a water well site to the west. The Whitewater River channel crosses the southern half of the site.

The site was observed to be comprised of undeveloped land at the time of the site visit. The site did not appear to have been distributed in the past except for a few unpaved roads that cross the site, and grading activities associated with maintaining the Whitewater River channel. The site boundaries were not demarcated but were reasonably identifiable from local landmarks. The topography of the northern half of the site is comprised of undulating sand dune terrain. Surface drainage features consisted of the Whitewater River Channel crossing the southern half of the site, and small channels eroded into the northern embankment of the Whitewater River Channel. Man-made drainage features were not observed in the northern part of the site.

3.2 Geology and Hydrogeology

The site is located in the Coachella Valley of Southern California. The Coachella Valley is part of the tectonically active Salton Trough, which is a closed, internally draining basin bounded by the San Jacinto and Santa Rosa Mountains to the southwest, the San Bernardino Mountains to the northwest, and the Little San Bernardino and Orocopia Mountains to the northeast and east. These mountain ranges, and the basement rock underlying the Coachella Valley, are primarily composed of granitic and metamorphic rock. Within the Coachella Valley, the basement complex is overlain by a series of unconsolidated and semi-consolidated continental clastic sediments eroded from the surrounding mountain ranges, lacustrine deposits of ancient Lake Cahuilla, and wind-blown sand deposited in the active blow-sand area of Riverside County (DWR, 1964). The site is located in the southeastern portion of the active blow-sand area.

The northwest trending San Andreas fault zone is the major geologic feature of the Coachella Valley. The Banning, Mission Creek, and Garnet Hill faults, which are part of the San Andreas fault system, divide the Coachella Valley into four distinct hydrogeologic subbasins. Each subbasin is further divided into subareas, based on either the type of water-bearing formation, water quality, areas of confined groundwater, forebay areas, groundwater divides, or surface water divides. The site is located within the Thermal subarea of the Indio subbasin. This subarea consists of the confined portion of the Indio subbasin, where water from the up-gradient Palm Springs subarea moves into the interbedded sands, silts and clays underlying the central portion of the valley. Groundwater in this subarea generally flows in a southeasterly direction toward the Salton Sea. The water bearing materials in this area have been divided into four units: a semi-perched zone at the ground surface and extending to a depth of up to 100 feet; an upper aquifer which is 150 to 300 feet thick; a lower aquifer in excess of 500 feet thick; and an aquitard between these two aquifers which is 100 to 200 feet thick. The semi-perched zone may be the uppermost water-bearing zone under the site. Water quality within this zone is generally poor. The deeper and upper aquifers are typically used for water supply. Throughout the Thermal subarea, the horizontal permeability is several times the vertical permeability resulting in a predominantly lateral flow of groundwater (DWR, 1964).

The Coachella Valley Water District (CVWD) indicated that in 1998 the depth to groundwater averaged 159 feet in a well located adjacent to the western boundary of the site. That well is in use for domestic water supply, indicating that the water quality is rated as good (Harrell, 1998).

4.0 SITE RECONNAISSANCE

4.1 Site

The subject site was visited by ESCSW personnel on January 14, 1999, to observe general site conditions and adjacent land use. The site layout is presented in Appendix A as Figure 2. The northern portion of the site was observed to be undeveloped land, while the southern portion consisted of the Whitewater River Channel (Photos 1 and 2). Evidence of onsite grading or other construction activities was not observed in the northern portion of the site. Earthwork related to maintaining the Whitewater River Channel appeared to have recently occurred in the southern portion of the site.

Small amounts of debris were present at the site. A few truck-load size piles of debris were noted in the central portion of the northern half (Photo 3). A small amount of concrete block and waste wood was observed along the eastern boundary. Additional debris was noted in some of the erosional channels along the northern embankment of the Whitewater River Channel (Photo 4) and included wood, a toilet bowl, landscaping waste, and other miscellaneous items. The debris did not appear to contain hazardous materials.

Two circles of white-painted rocks were observed in the northeastern portion of the site (Photo 5). These rock circles did not appear to be associated with hazardous materials, and are more likely to be of cultural significance (which is not within the scope of this assessment).

A set of three pole-mounted transformers were observed in the northeastern corner of the site. The middle transformer appeared to have had a small oil leak (Photo 6). Staining was not observed on the ground under the transformers. The transformers were relatively new in appearance, and were connected to temporary buildings associated with construction of the adjacent property to the east.

4.2 Site Vicinity

The site vicinity consists primarily of undeveloped land and land currently being developed. The Whitewater River Channel enters the site from the west, and continues to the east. Residential communities surround the site at a distance of about 1/4 mile. The property to the north is being constructed as a tennis court facility. The property to the east had been graded flat, but further development had not yet occurred. The property to the west was occupied by a CVWD water supply well (# 5636). A sign on the fence indicated that chlorine was stored on the well property.

Evidence was not observed that the subject site had been adversely affected by facilities in the vicinity.

5.0 SITE HISTORY

Information regarding the history of the site was obtained by reviewing historical aerial photographs, topographic maps, and Munger Oil maps for the site, and attempting to contact the current owner. The results of this research are summarized below.

5.1 Aerial Photographs

Aerial photographs at the Coachella Valley Water District were reviewed to evaluate the history of the site and vicinity, with particular attention to indications of the potential use, storage, or disposal of hazardous materials. Five sets of photographs from the years 1949, 1972, 1987, 1992, and 1996 were reviewed (see references). Our interpretations of these photographs are presented below in chronological order.

- In 1949, the earliest photo available, the site and vicinity was observed to be undeveloped native desert land. Native desert vegetation was observed throughout the site area. One trail appeared to cross the site, entering from the south and ending about 1/8 mile north of the site. The Whitewater River Channel crossed the site and appeared unimproved. Scattered residential and commercial areas were noted along Highway 111, south and west of the site. Miles Avenue had not been built by this time.

- By 1972, the site was undeveloped but appeared to have been modified by the improvement of the Whitewater River Channel. The channel appeared to have been built to it's current layout. Excess soil removed from the channel by the improvement process appeared to have been placed in the central portion of the site, resulting in a flatter than previous appearance and a lack of vegetation. Miles Avenue had been constructed along the northern site boundary, and the CVWD well had been installed adjacent to the site to the west. Other development in the site vicinity was located in excess of 1/8 mile from the site.

- In 1987, the site appeared unchanged except for the growth of desert vegetation. A row of trees was noted along the base of the river channel. The remainder of the site and vicinity appeared unchanged.

- In 1992 and 1996, the site and immediate vicinity appeared unchanged from 1987. The area more than 1/8 mile from the site was increasingly developed.

Evidence of soil staining on the subject site was not observed in the photographs reviewed.

5.2 Topographic Maps

Topographic maps produced by the U.S.G.S. were reviewed for information concerning the development history of the site. The 7.5 minute *La Quinta, California* Quadrangle (dated 1959 and photo-revised in 1980) was reviewed (see Figure 1). This map depicts the site and adjacent properties as undeveloped in both 1959 and 1980. Trails or roads crossing the site were not depicted on either version. The nearest developments depicted in the 1980 revision includes Highway 111, a residential development to the northwest, a water tank at the adjacent CVWD well site, and a rebuilding of the Whitewater River Channel. The topography depicted on the map had more relief than observed during the site visit, suggesting that the site had been graded or had fill placed on it in the past (See Section 5.1, 1972 information).

5.3 Munger Oil Maps

The Munger Oil map book was reviewed for information regarding historic oil-well drilling activities in the vicinity of the site. No wells have been drilled in the site vicinity.

5.4 Interviews

We attempted to contact Mr. Tim Bartlett with Bartlett Commercial for information concerning the historical use of the site. We exchanged several telephone messages, but were unable to speak

with him directly or obtain useful information regarding the historical use of the site. Due to the undeveloped condition of the property, this is not considered significant.

6.0 REGULATORY INFORMATION

6.1 Regulatory Records Search

A report summarizing the information available from regulatory agencies regarding sites which generate, store, use, and/or have released hazardous materials was obtained from Vista Information Solutions, Inc., a firm that specializes in maintaining a database of this type of information. The publications referenced by Vista are listed in the Vista report, which is presented in Appendix C. The search radii used for each list was in accordance with ASTM guidelines. The information obtained during this review is summarized below.

- The subject site was not identified in the lists reviewed.

- One site was identified within the search radii for the lists reviewed, but that site appears to have been incorrectly plotted by the Vista program. The address for that site would place that site about 1-1/4 mile north of the site, and is therefore outside of the search radii. Therefore, that site is not considered significant.

- An additional 26 sites are listed by Vista as unmapped, due to vague address listings or the inability of the automated search system to identify the location of the release site. A review of the unmapped sites did not identify them to be within the search radii of the subject site.

6.2 Personal and Regulatory Agency Interviews

Ms. Linda Shurlow with the Riverside County Department of Environmental Health (RCDEH) was contacted for information regarding whether known cases of contamination are present at the site or in the site vicinity. Ms. Shurlow was not aware of any impairments to the subject site or in the site vicinity.

Mr. Alan Harold of the CVWD was contacted for information concerning the quality of groundwater near the site. As discussed in Section 3.2, a CVWD well located adjacent to the western boundary of the site was used for domestic supply, indicating good water quality.

7.0 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

This report presents the findings of the Phase I Environmental Site Assessment (ESA) conducted by Earth Systems Consultants Southwest (ESCSW) for APN 633-41-028, located south of Miles Avenue and west of Racquet Club Drive (extended) northeast of the City of Indian Wells, California. The purpose of this assessment was to evaluate the potential for the presence of soil or groundwater contamination as a result of past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the subject property. The scope of work for this evaluation included a reconnaissance of the site and vicinity, a review of the history of the site, and a review of information obtainable from regulatory agencies regarding the use, storage, generation, or release of hazardous materials on the site or in the site vicinity. Based on this review, ESCSW presents the following summary and conclusions:

1. The northern half of the subject site is undeveloped land while the southern half of the site lies within the Whitewater River Channel. The Whitewater River Channel was enlarged prior to 1972, and is actively maintained. The aerial photographs show that soil from the enlargement of the channel appears to have been placed in portions of the northern half of the site, burying the natural topography in those areas. Evidence that the northern half of site had been graded

was not noted during the site visit because native vegetation had become reestablished throughout the northern half of the site.

2. Surficial debris was noted in a few areas, but evidence of hazardous materials was not observed at the site. One set of three pole-mounted transformers was present in the northeastern corner of the site, and one of these transformers appeared to have had a small leak. The transformers appeared to be new, and were connected to the trailers associated with the construction of the property to the east. Staining was not observed on the ground under the transformer. Due to the newness of the transformers, the potential for PCBs to be present is unlikely. Therefore the leakage from the transformer is not considered significant.

3. The site was not listed in the agency database review. Sites with environmental concerns were not identified in the site vicinity during the agency database review.

4. Further investigations regarding the potential presence of soil or groundwater contamination do not appear warranted.

8.0 CLOSURE

This report has been prepared for the exclusive use of the City of Indian Wells. The conclusions and recommendations rendered in this report are opinions based on readily available information obtained to date within the scope of the work authorized by the client. The scope of work for this project was developed to address the needs of the client as part of a property transaction (buy, sell, refinance, etc.) and may not meet the needs of other users. Other parties participating in the transaction for which this project was conducted may also use the information presented in this report, provided said parties agree that ESCSW shall have no additional liability arising from such use than described in the contract under which this project was conducted (a copy of that contract will be provided upon request). Any other use of or reliance on the information and opinions contained in this report without the written authorization of ESCSW is at the sole risk of the user.

It should be noted that any level of assessment cannot ascertain that a property is completely free of chemical or toxic substances. We believe the scope of work performed has been appropriate to allow the client to make an informed business decision.

The results contained in this report are based upon the information acquired during the assessment, including information obtained from third parties. ESCSW makes no claim as to the accuracy of the information obtained from others. In addition, it is possible that variations exist beyond or between points explored during the course of the investigation, and that changes in conditions can occur in the future due to the works of man, contaminant migration, variations in rainfall, temperature, and/or other factors not apparent at the time of the field investigation. It should also be noted that in active blow-sand areas, sand can accumulate quickly behind wind-breaks. Consequently, materials can be buried out of view by natural wind-blown sand in a relatively short period of time under favorable conditions.

The services performed by ESCSW have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the site vicinity. No warranty is expressed or implied.

REFERENCES

California Department of Water Resources (DWR), 1964, Bulletin No. 108, Coachella Valley Investigation, July 1964.

Coachella Valley Water District, *Aerial Photograph Archive (listed below).*

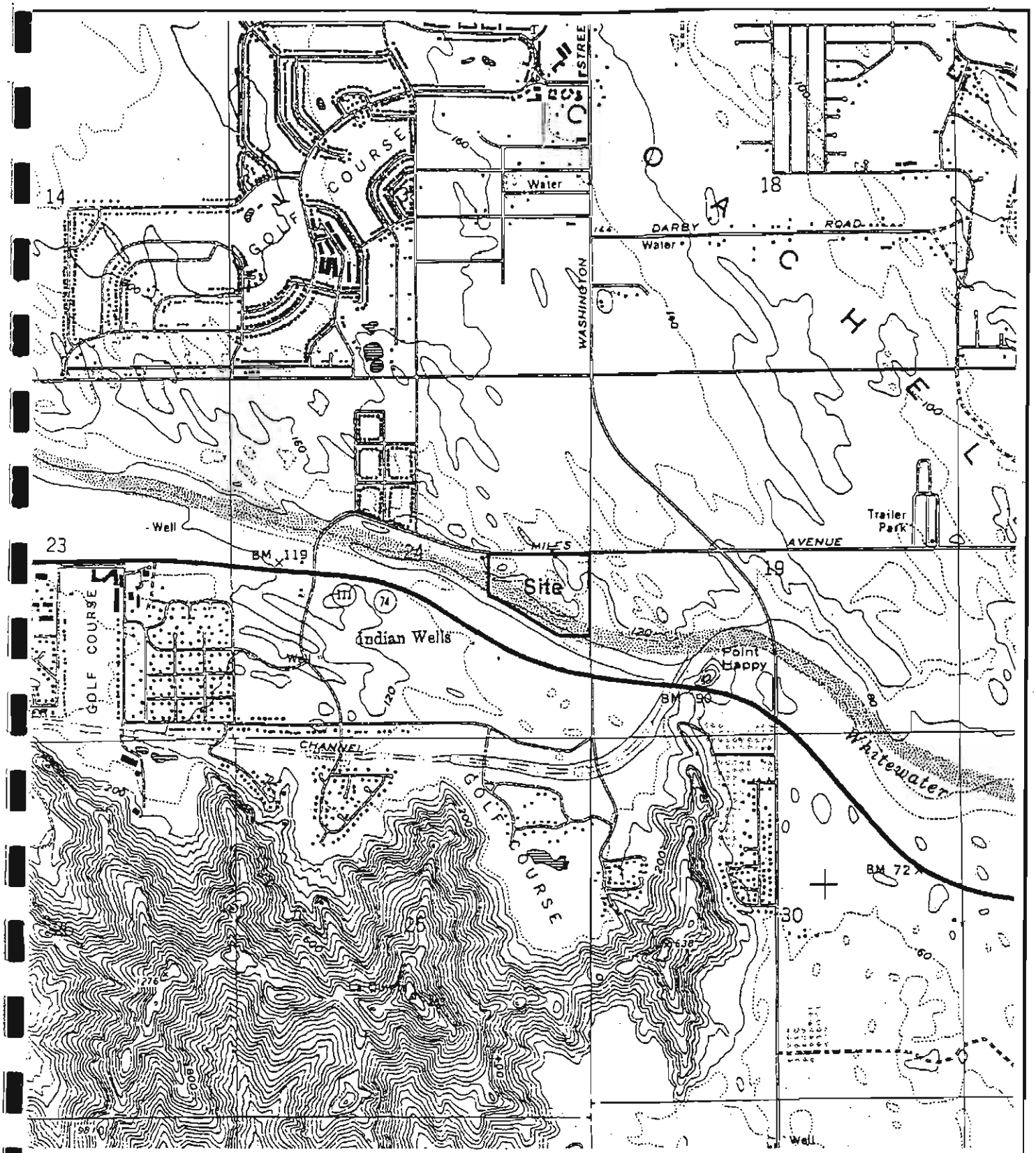
Date	Flight (or Agency)	Frame	Approx. Scale
Dec.-55	AXM-2F	68	1" = 1,000'
08-17-72	A40 06065	472-64	1" = 1,000'
01-17-87	87-827 102E	18	1" = 5,000'
10-08-92	93-809 162B	19	1" = 5,000'
06-05-96	96-835 189C	23	1" = 5,500'

Harrell, Alan, Coachella Valley Water District, Hydrology Section, personal communication, January 19, 1999.

Shurlow, Linda, RCDEH, personal communication, January 21, 1999.

United States Geologic Survey, 7.5 minute *La Quinta, California,* Quadrangle, 1959 (photo revised 1980).

Vista Information Solutions, 1998, *Site Assessment Plus Report*, Dated January 14, 1999, Report ID 007078_01.



erence: U.S.G.S. 7.5 Minute *La Quinta, California* Quadrangle, 1980.

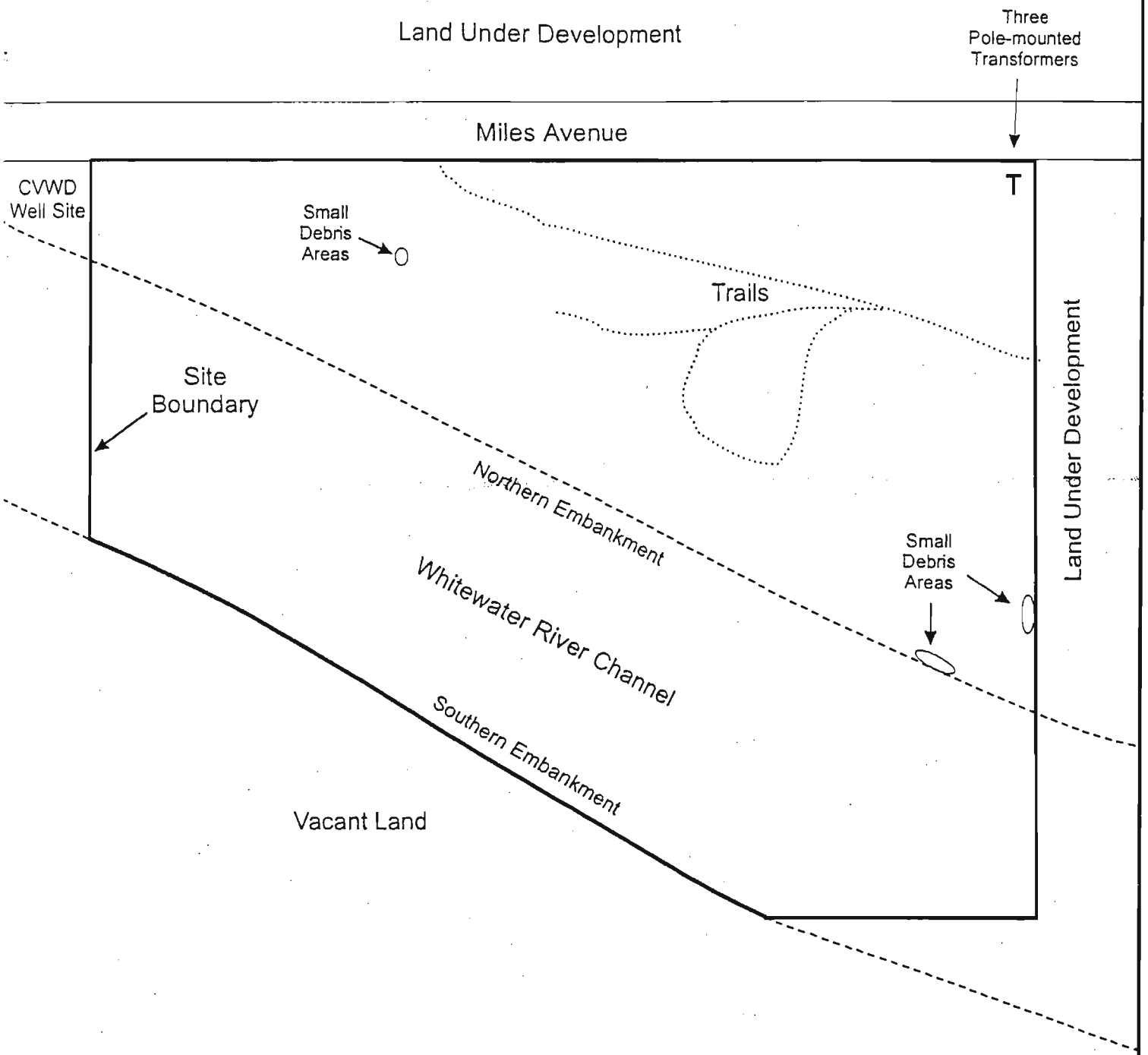
Scale: 1" = 2,000'

0 2,000 4,000

Figure 1 - Site Location Map

APN 633-41-028
Project No.: 07078-01

Earth Systems Consultants
Southwest



Reference: Assessors Parcel Map 633-41, dated August 24, 1994, and site observations.

N

Approximate Scale: 1" = 400'

0 400 800

Figure 2 - Site Layout

APN 633-41-028
Project No.: 07078-01

Earth Systems Consultants
Southwest

APPENDIX B

PHOTOGRAPHS OF PROPERTY

Photo 1. Typical view of the northern portion of the site, looking east from western portion. Buildings in the center of the photos are on the adjacent property to the east.

Photo 2. Typical view of the southern portion of the site, looking southeast along the Whitewater River Channel.

Photo 3. Debris in the middle of the site.

Photo 4. Debris in erosional channel along north bank of the Whitewater River Channel.

Photo 5. Stones in northeastern portion of the site.

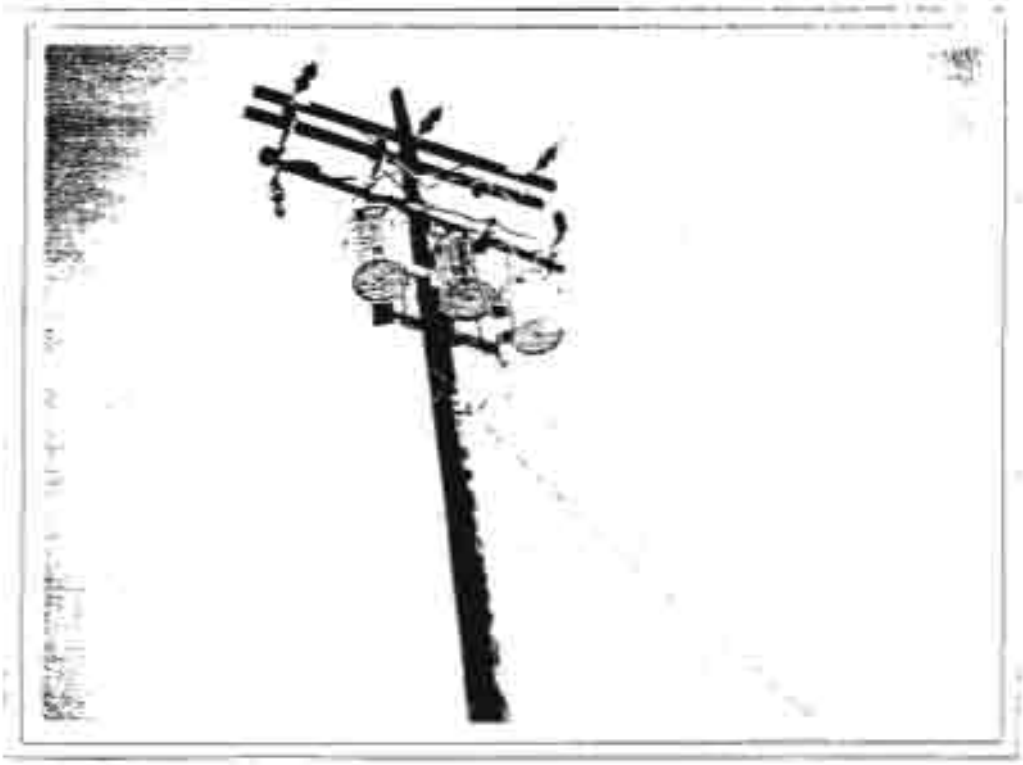


Photo 6. Transformers in northeastern corner of the site. Note oil stain on the side of the middle transformer.

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: Not Provided APN 633-41-028 South of Miles and Indian Wells, CA 92211 Cross Street: West of Racquet Club (extended) Latitude/Longitude: (33.720761, 116.305434)	Scot Stormo Earth Systems Consultants SW 79-811B Country Club Drive Bermuda Dunes, CA 92201

Site Distribution Summary Agency / Database - Type of Records			within 3/8 mile	3/8 to 1/2 mile	1/2 to 3/4 mile	3/4 to 1 1/4 mile
A) Databases searched to 1 1/4 mile:						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	CORRACTS (TSD)	RCRA Corrective Actions and associated TSD	0	0	0	0
STATE	SPL	State equivalent priority list	0	0	0	0
B) Databases searched to 3/4 mile:						
STATE	SCL	State equivalent CERCLIS list	0	0	0	-
US EPA	CERCLIS / NFRAP	Sites currently or formerly under review by US EPA	0	0	0	-
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE REG CO	LUST	Leaking Underground Storage Tanks	0	0	0	-
STATE/ REG/CO	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
STATE	DEED RSTR	Sites with deed restrictions	0	0	0	-
STATE	CORTESE	State index of properties with hazardous waste	0	0	0	-
STATE	TOXIC PITS	Toxic Pits cleanup facilities	0	0	0	-
C) Databases searched to 1/2 mile:						
US EPA	RCRA Viol	RCRA violations/enforcement actions	0	0	-	-
US EPA	TRIS	Toxic Release Inventory database	0	0	-	-
STATE	UST/AST	Registered underground or aboveground storage tanks	0	1	-	-

Site Distribution Summary

Agency / Database - Type of Records			within 3/8 mile	3/8 to 1/2 mile	1/2 to 3/4 mile	3/4 to 1 1/4 mile
D) Databases searched to 3/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	0	-	-	-
US EPA	GNRTR	RCRA registered small or large generators of hazardous waste	0	-	-	-
STATE	SPILLS	State spills list	0	-	-	-

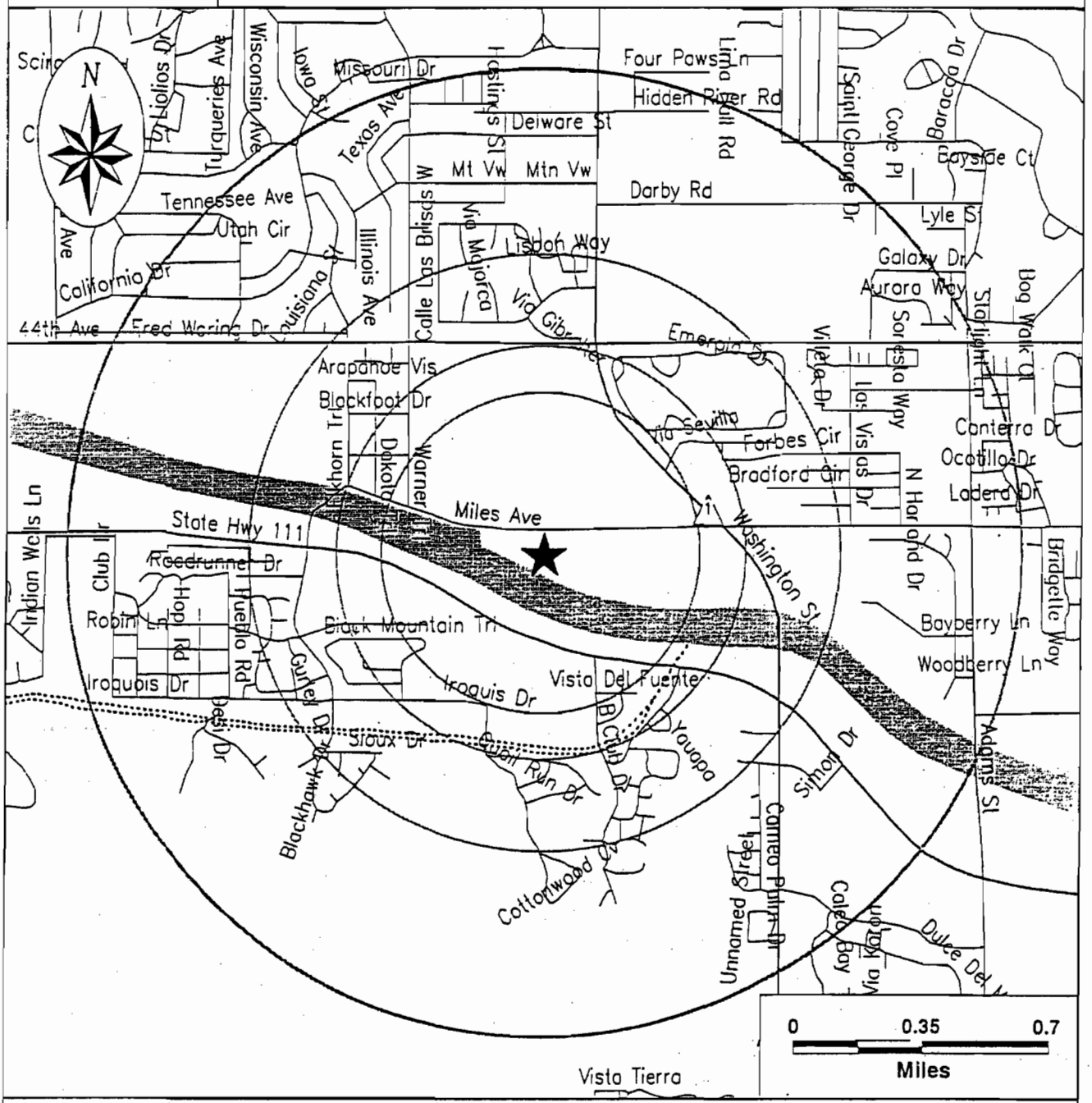
This report meets the ASTM standard E-1527 for standard federal and state government database research in a Phase I environmental site assessment. A (-) indicates a distance not searched because it exceeds these ASTM search parameters.

LIMITATION OF LIABILITY
Customer proceeds at its own risk in choosing to rely on VISTA services, in whole or in part, prior to proceeding with any transaction. VISTA cannot be an insurer of the accuracy of the information, errors occurring in conversion of data, or for customer's use of data. VISTA and its affiliated companies, officers, agents, employees and independent contractors cannot be held liable for accuracy, storage, delivery, loss or expense suffered by customer resulting directly or indirectly from any information provided by VISTA.

NOTES

SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/4 MILE)

Map of Sites within 1 1/4 Miles



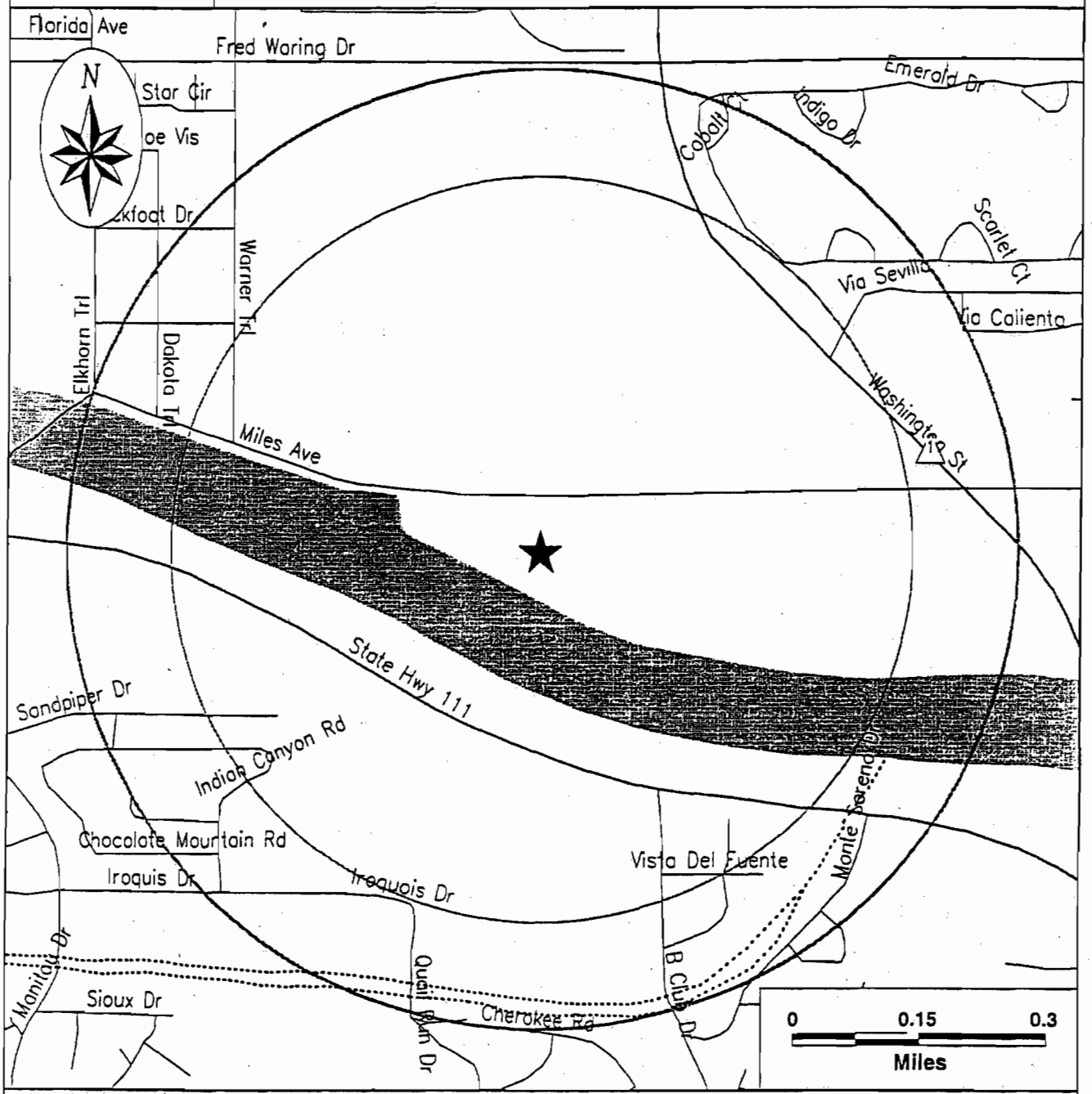
Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 1/4 mi.	3/4 mi.	1/2 mi.	3/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, CORRACTS (TSD)	CERCLIS\ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS

Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

Map of Sites within 3/8 Mile



Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 1/4 mi.	3/4 mi.	1/2 mi.	3/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, CORRACTS (TSD)	CERCLIS\ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS

Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

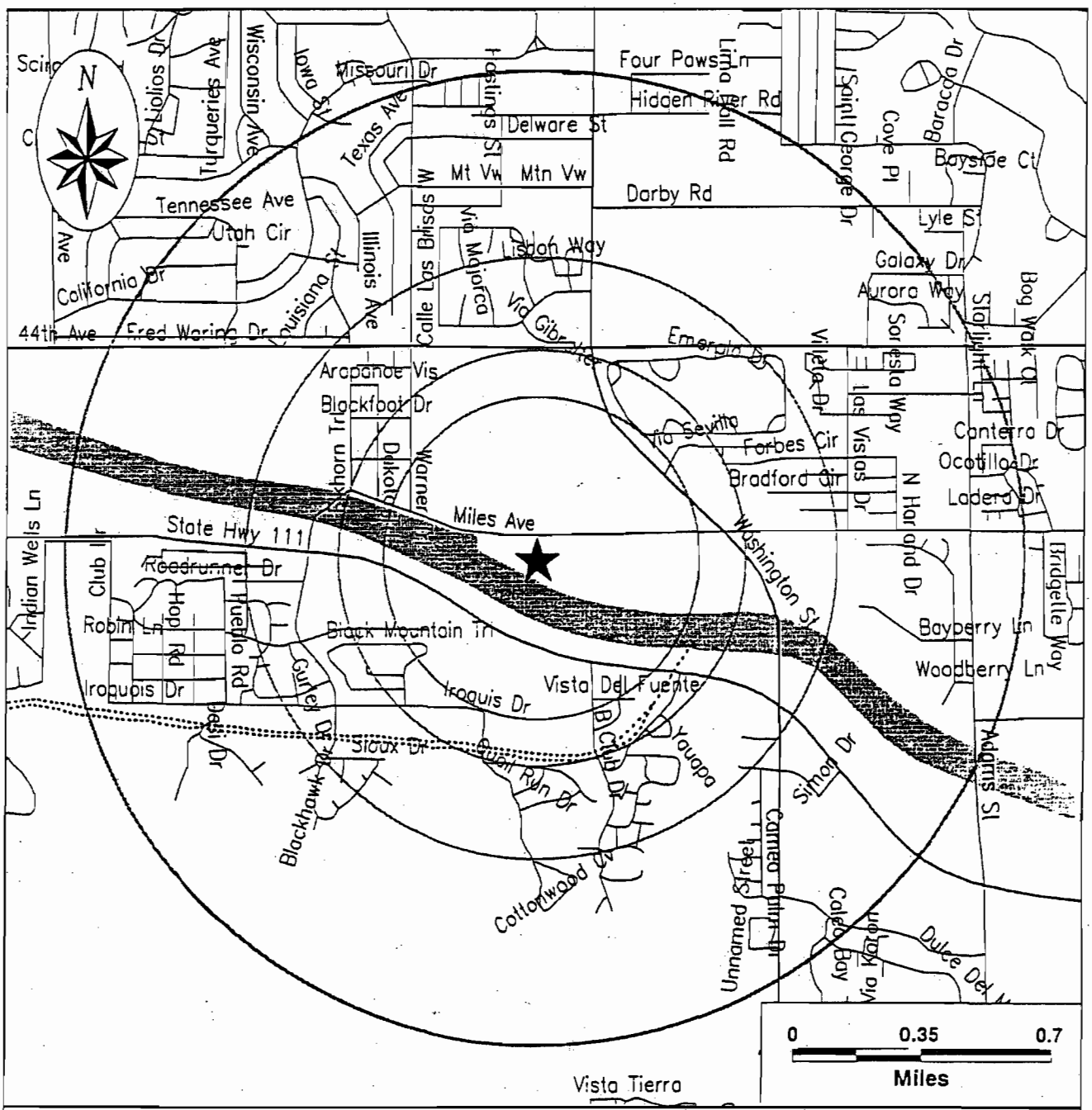
For More Information Call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403**

Report ID: **007078_01**

Date of Report: **January 14, 1999**

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

Street Map



Subject Site

Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 3/8 mile)	A			B								C			D		
	VISTA ID / DISTANCE / DIRECTION	NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS

No Records Found

MAP ID	SITES IN THE SURROUNDING AREA (within 3/8 - 1/2 mile)	A			B								C			D		
	VISTA ID / DISTANCE / DIRECTION	NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
1	GTE CALIFORNIA BERMUDA DUNES CENTRAL 42540 WASHINGTON ST INDIO, CA 92201	2062040 0.41 MI E													X			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 3/4 mile)	A			B								C			D		
	VISTA ID / DISTANCE / DIRECTION	NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS

No Records Found

MAP ID	SITES IN THE SURROUNDING AREA (within 3/4 - 1 1/4 mile)	A			B								C			D		
	VISTA ID / DISTANCE / DIRECTION	NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS

No Records Found

UNMAPPED SITES	VISTA ID	A			B								C			D		
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
RAU/SUZUKI PROPERTY 3505 PALMDALE PALM DESERT, CA 92211	7433875										X							
INDIO 45TH AVE S.E. OF COMMERCE ST INDIO, CA	6946849								X									
SIMON MOTORS INC 75611 HIGHWAY 111 LA QUINTA, CA 92253	4040187														X			
INDIO CITY 45TH AVE SE OF COMMERCE ST,SEC24 T5S INDIO, CA	6830812								X									
INDIO END OF MONROE INDIO, CA	6947593								X									
TREMENDEZ AUTOMOTIVE 82980 111 INDIO, CA 922010000	7430084										X							
COACHELLA VALLEY RECYCLING AND TS BETWEEN JACKSON ST. AND AUTO CENTER INDIO, CA	6830928								X									
DESERT HORIZONS COUNTRY CLUB 75505 FRED WARING INDIAN WELLS, CA 92210	4026982														X			
KSL PGA WEST/NICKLAUS PRIVATE COURSE 80202 AVENUE 58 LA QUINTA, CA 92253	6960026														X			
VINTAGE COUNTRY CLUB 75007 VINTAGE WEST INDIAN WELLS, CA 92210	4045487														X			
PALM SPRINGS OIL/MHG GAS 81830 111 INDIO, CA 92201	7430083										X							
IMPERIAL IRRIGATION DISTRICT 81600 AVENUE 58 LA QUINTA, CA 92253	6960027														X			
BLACK GOLD 77985 AVENIDA MONTE LA QUINTA, CA 92253	4823749														X			
THE LAKES COUNTRY CLUB 161 OLD BRANCH PALM DESERT, CA	7433724										X							
PGA WEST 80202 AVE 58 LA QUINTA, CA 92253	4623751														X			
PALM DESERT GREENS PALM DESERT, CA	6612742														X			

UNMAPPED SITES	VISTA ID	A			B								C			D		
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
THE VINTAGE CLUB 75001 VINTAGE DR W INDIAN WELLS, CA 92210	6961889														X			
EL DORADO COUNTRY CLUB 46000 FAIRVIEW INDIAN WELLS, CA 92210	4027509														X			
PINON FLATS PINON FLATS TRANSFER STATION RD INDIO, CA	6831963								X									
LA QUINTA COUNTRY CLUB 77750 AVENUE 50 LA QUINTA, CA 92253	6604036							X										
SOUTHLAND LAPIS 79513 HWY 111 LA QUINTA, CA 92253	7434121														X			
DOLLY MADISON NO. 56 81740 HIGHWAY 111 INDIO, CA 92201	6605208							X										
MARSH (VACANT LOT) 81517 HIGHWAY 111 INDIO, CA 92201	6605207							X										
DUNES GOLF COURSE 78501 CALLE ULTIMO LA QUINTA, CA 92253	4014944														X			
CVWD 75525 HOVLEY LN PALM DESERT, CA 92255	6960840														X			
PALM SPRINGS CITY CO GEN PLANT ANGEL STADIUM PALM SPRINGS, CA 92263	4018340														X			

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

DETAILS

PROPERTY AND THE ADJACENT AREA (within 3/8 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 3/8 - 1/2 mile)

VISTA Address*:	GTE CALIFORNIA BERMUDA DUNES CENTRAL 42540 WASHINGTON ST INDIO, CA 92201	VISTA ID#: Distance/Direction: Plotted as:	6962040 0.41 MI / E Point	Map ID 1
STATE UST - State Underground Storage Tank / SRC# 5045		EPA/Agency ID:	N/A	

Agency Address:	*GTE CALIFORNIA BERMUDA DUNES CENTRAL* *42540 WASHINGTON ST* *BERMUDA DUNES, CA 92201*
Underground Tanks:	*1*
Aboveground Tanks:	*NOT REPORTED*
Tanks Removed:	*NOT REPORTED*

SITES IN THE SURROUNDING AREA (within 1/2 - 3/4 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 3/4 - 1 1/4 miles)

No Records Found

UNMAPPED SITES

VISTA Address*:	INDIO 45TH AVE S.E. OF COMMERCE ST INDIO, CA	VISTA ID#:	6946849
County SWLF - County Solid Waste Landfill / SRC# 3802		Agency ID:	DA-23

Agency Address:	*SAME AS ABOVE*
Facility Type:	*NOT AVAILABLE*
Facility Status:	*ARCHIVED SITE*
Permit Status:	*NOT AVAILABLE*

VISTA Address*:	INDIO CITY 45TH AVE SE OF COMMERCE ST,SEC24 T5S INDIO, CA	VISTA ID#:	6830812
STATE SWLF - Solid Waste Landfill / SRC# 5043		Agency ID:	33-CR-0008

Agency Address:	*SAME AS ABOVE*
Facility Type:	*SOLID WASTE DISPOSAL FACILITY*
Facility Status:	*CLOSED*
Permit Status:	*OTHER*

VISTA Address*:	INDIO END OF MONROE INDIO, CA	VISTA ID#:	6947593
County SWLF - County Solid Waste Landfill / SRC# 3802		Agency ID:	33-AA-0197

Agency Address:	*SAME AS ABOVE*
Facility Type:	*SANITARY LANDFILL/LANDFILL*
Facility Status:	*CLOSED*
Permit Status:	*NOT AVAILABLE*

VISTA Address*:	COACHELLA VALLEY RECYCLING AND TS BETWEEN JACKSON ST. AND AUTO CENTER INDIO, CA	VISTA ID#:	6830928
STATE SWLF - Solid Waste Landfill / SRC# 5043		Agency ID:	33-AA-0272

Agency Address:	*SAME AS ABOVE*
Facility Type:	*RESOURCE RECOVERY (RECYCLING)*
Facility Status:	*PROPOSED*
Permit Status:	*PROPOSED/PLANNED*

VISTA Address*:	PINON FLATS PINON FLATS TRANSFER STATION RD INDIO, CA	VISTA ID#:	6831983
STATE SWLF - Solid Waste Landfill / SRC# 5043		Agency ID:	33-CR-0015

Agency Address:	*SAME AS ABOVE*
Facility Type:	*SOLID WASTE DISPOSAL FACILITY*
Facility Status:	*INACTIVE*
Permit Status:	*UNDER REVIEW*

UNMAPPED SITES CONT.

VISTA Address*:	LA QUINTA COUNTRY CLUB 77750 AVENUE 50 LA QUINTA, CA 92253	VISTA ID#:	6604036
STATE LUST - State Leaking Underground Storage Tank / SRC# 4828		EPA/Agency ID:	N/A

Agency Address:	SAME AS ABOVE		
Facility ID:	7T2253004		
Leak Report Date:	12/26/1989		
Case Closed Date:	02/04/1992		
Substance:	GASOLINE		
Quantity / Units:	NA	Units:	NOT REPORTED
Remediation Status:	CASE CLOSED		
Media Affected:	UNDEFINED		
Description / Comment:	COLORADO RIVER BASIN REGION		
Description / Comment:	REVIEW DATE: 02/04/1992		

VISTA Address*:	DOLLY MADISON NO. 56 81740 HIGHWAY 111 INDIO, CA 92201	VISTA ID#:	6605208
STATE LUST - State Leaking Underground Storage Tank / SRC# 4828		EPA/Agency ID:	N/A

Agency Address:	SAME AS ABOVE		
Facility ID:	7T2201001		
Leak Report Date:	07/16/1986		
Case Closed Date:	11/20/1986		
Substance:	GASOLINE		
Quantity / Units:	NA	Units:	NOT REPORTED
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Description / Comment:	CROSS STREET: LAS PALMAS		
Description / Comment:	COLORADO RIVER BASIN REGION		
Description / Comment:	REVIEW DATE: 11/20/1986		

VISTA Address*:	MARSH (VACANT LOT) 81517 HIGHWAY 111 INDIO, CA 92201	VISTA ID#:	6605207
STATE LUST - State Leaking Underground Storage Tank / SRC# 4828		EPA/Agency ID:	N/A

Agency Address:	SAME AS ABOVE		
Facility ID:	7T2201037		
Leak Report Date:	04/26/1989		
Case Closed Date:	08/25/1992		
Substance:	DIESEL		
Quantity / Units:	NA	Units:	NOT REPORTED
Remediation Status:	CASE CLOSED		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Description / Comment:	CROSS STREET: DR. CARREON BOULEVARD		
Description / Comment:	COLORADO RIVER BASIN REGION		

UNMAPPED SITES CONT.

Description / Comment: *REVIEW DATE: 08/25/1992*

SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/4 MILE)

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 1/4 MILES

NPL
SRC#: 5074

VISTA conducts a database search to identify all sites within 1.25 mile of your property.
The agency release date for NPL was August, 1998.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 5112

VISTA conducts a database search to identify all sites within 1.25 mile of your property.
The agency release date for Calsites Database: Annual Workplan Sites was July, 1998.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

CORRACTS
SRC#: 4467

VISTA conducts a database search to identify all sites within 1.25 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1998.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

B) DATABASES SEARCHED TO 3/4 MILE

CERCLIS
SRC#: 4941

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for CERCLIS was June, 1998.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List(NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activiies or events at the site, financial funding information for the events, and unrestricted enforcement activities.

Cal Cerclis
SRC#: 2462

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Ca Cerclis w/Regional Utility Description was June, 1995.

This database is provided by the U.S. Environmental Protection Agency, Region 9. The agency may be contacted at: . These are regional utility descriptions for California CERCLIS sites.

NFRAP
SRC#: 4942

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for CERCLIS-NFRAP was June, 1998.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

SCL
SRC#: 5111

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was July, 1998.

This database is provided by the Department of Toxic Substances Control. The agency may be contacted at: .

The CalSites database includes both known and potential sites. Two- thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

RCRA-TSD
SRC#: 4467

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1998.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 5043

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Ca Solid Waste Information System (SWIS) was July, 1998.

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

The California Solid Waste Information System (SWIS) database consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

Riverside County Landfill
SRC#: 3802

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Exempt Site Inventory List within Riverside County was March, 1997.

This database is provided by the Riverside Department of Health, Local Solid Waste Enforcement Agency. The agency may be contacted at: 909-955-8982.

WMUDS
SRC#: 5073

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Waste Management Unit Database System (WMUDS) was June, 1998.**

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-892-0323. This is used for program tracking and inventory of waste management units. This system contains information from the following eight main databases: Facility, Waste Management Unit, SWAT Program Information, SWAT Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA Program Information, RCRA Program Information, Closure Information; also some information from the WDS (Waste Discharge System). This database con

The WMUDS system also accesses information from the following databases from the Waste Discharger System (WDS): Inspections, Violations, and Enforcements. The sites contained in these databases are subject to the California Code of Regulations - Title 23. Waters.

LUST
SRC#: 4828

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Lust Information System (LUSTIS) was April, 1998.**

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-6532.

LUST
SRC#: 5116

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Region #8-SLIC List was June, 1998.**

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.

LUST RG7
SRC#: 4416

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Region #7-Colorado River Basin Leaking Underground Storage Tank Listing was November, 1997.**

This database is provided by the Regional Water Quality Control Board, Region #7. The agency may be contacted at: 760-346-7491.

LUST RG8
SRC#: 5033

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Region #8-Santa Ana Regional Underground Tank Database List was July, 1998.**

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.

LUST RG9
SRC#: 5131

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Region #9 Leaking Underground Storage Tank List was August, 1998.**

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at: 619-467-2975.

Riverside County Cleanup
SRC#: 5037

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Riverside County-Listing of Underground Tank Cleanup Sites was July, 1998.**

This database is provided by the Riverside County Environmental Health Department, Haz Mat Division. The agency may be contacted at: 909-358-5055.

CORTESE
SRC#: 4840

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Cortese List-Hazardous Waste Substance Site List was April, 1998.**

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532.

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSITES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF-Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.

Deed Restrictions
SRC#: 1703

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Deed Restriction Properties Report was April, 1994.**

This database is provided by the Department of Health Services-Land Use and Air Assessment. The agency may be contacted at: 916-323-3376. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

California has a statutory and administrative procedure under which the California Department of Health Services (DHS) may designate real property as either a "Hazardous Waste Property" or a "Border Zone Property" pursuant to California Health Safety Code Sections 25220-25241. Hazardous Waste Property is land at which hazardous waste has been deposited, creating a significant existing or potential hazard to public health and safety. A Border Zone Property is one within 2,000 feet of a hazardous waste deposit. Property within either category is restricted in use, unless a written variance is obtained from DHS. A Hazardous Waste Property designation results in a prohibition of new uses, other than a modification or expansion of an industrial or manufacturing facility on land previously owned by the facility prior to January 1, 1981. A Border Zone Property designation results in prohibition of a variety of uses involving human habitation, hospitals, schools and day care center.

Toxic Pits
SRC#: 2229

VISTA conducts a database search to identify all sites within 3/4 mile of your property. **The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.**

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.

C) DATABASES SEARCHED TO 1/2 MILE

RCRA-Viols/Enf VISTA conducts a database search to identify all sites within 1/2 mile of your property. **The agency release date for HWDMS/RCRIS was February, 1998.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.

UST's SRC#: 1612 VISTA conducts a database search to identify all sites within 1/2 mile of your property. **The agency release date for Underground Storage Tank Registrations Database was January, 1994.**

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4337; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's SRC#: 5045 VISTA conducts a database search to identify all sites within 1/2 mile of your property. **The agency release date for Riverside County UST List was July, 1998.**

This database is provided by the Riverside County Environmental Health. The agency may be contacted at: 909-358-5055; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST's SRC#: 4320 VISTA conducts a database search to identify all sites within 1/2 mile of your property. **The agency release date for Aboveground Storage Tank Database was December, 1997.**

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.

TRIS SRC#: 4946 VISTA conducts a database search to identify all sites within 1/2 mile of your property. **The agency release date for TRIS was January, 1998.**

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities(Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form(Form R) for specified chemicals.

D) DATABASES SEARCHED TO 3/8 MILE

ERNS
SRC#: 4939

VISTA conducts a database search to identify all sites within .375 mile of your property. **The agency release date for was July, 1998.**

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through January 1998 revealed information regarding reported spills of oil or hazardous substances in the stated area.

RCRA-LgGen
SRC#: 4467

VISTA conducts a database search to identify all sites within .375 mile of your property. **The agency release date for HWDMS/RCRIS was February, 1998.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen
SRC#: 4467

VISTA conducts a database search to identify all sites within .375 mile of your property. **The agency release date for HWDMS/RCRIS was February, 1998.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

SPILL
SRC#: 161

VISTA conducts a database search to identify all sites within .375 mile of your property. **The agency release date for California Hazardous Materials Incident Report was December, 1990.**

This database is provided by the Office of Emergency Services. The agency may be contacted at: .

SPILL
SRC#: 5036

VISTA conducts a database search to identify all sites within .375 mile of your property. **The agency release date for Region #1-Active Toxic Site Investigations-Spills was July, 1998.**

This database is provided by the Regional Water Quality Control Board, Region #1 (North Coast Region). The agency may be contacted at: 707-576-2220.

End of Report

APPENDIX D

QUALIFICATIONS STATEMENT

EARTH SYSTEMS CONSULTANTS SOUTHWEST
QUALIFICATIONS STATEMENT FOR ENVIRONMENTAL WORK

The principals of the Earth Systems companies have been consulting for an average of over 20 years, and the combined staff numbers nearly 100. Earth Systems' multidisciplinary professional staff has extensive experience with and education in chemistry, geology, geophysics, hydrogeology, mechanical engineering, civil engineering, mapping, soil science, drafting, and surveying. Our senior project and staff professionals include Certified Engineering Geologists, Registered Geologists, Registered Environmental Assessors and Professional Engineers. These professionals are highly qualified, holding an average of two registrations and/or certifications in their area of expertise. To continue to meet our commitment to technical expertise, Earth Systems considers it essential to train our personnel in the latest scientific advancements in assessment and mitigation techniques. This involves continuing education in the form of training seminars, literature reviews, and pertinent conferences to remain abreast of recent developments in this complex and rapidly changing field.

The attached resume describes the credentials of the professional who performed field, research and/or report preparation work on the project.

July 15, 2004

EDSG
Environmental Data Solutions Group, LLC

Mr. Greg Trimarche
Greenberg & Traurig, LLP
18300 Von Karman Avenue, Suite 850
Irvine, CA 92612

Mr. Michael D. Ray
Sanderson J Ray Development Corporation
2699 White Road, Suite 150
Irvine, CA 92614

RE: Phase I Environmental Site Assessment
Parcels 1, 2, 3, 4 and 6 at Miles Avenue and Washington Street
Indian Wells, California

Dear Mr. Trimarche,

As requested and pursuant to the agreement between Greenberg & Traurig LLP and Environmental Data Solutions Group, LLC (EDSG) dated July 6, 2004, EDSG is providing this Phase I Environmental Site Assessment (ESA) of the five (5) parcels of land in Indian Wells, California. The 5 parcels of land are located at the intersection of Washington Street and Miles Avenue.

This ESA has been conducted in accordance with American Standards and Testing Method (ASTM) E-1527 with the exception of the following:

- Historical Aerial Photograph Review
- Historical Topographic Map Review
- Riverside County Department of Environmental Health file search.

This information was not available at the time this ESA was submitted; however an addendum to the ESA will be submitted following receipt of this information. It is anticipated that the addendum will be submitted during the week of August 2, 2004.

The attached report is based on the information that was available at the date the activities associated with this ESA was conducted. The results contained in this report are based upon information acquired during the assessment, including information obtained from third parties. EDSG does not make claim to the accuracy of the information that has been provided by third parties. In addition, it is possible that changes in conditions can occur during the ESA activities or in the future due to the works of man, subsurface releases and/or contaminant migration, variations in rainfall,

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www.edsgrp.com

temperature, and/or other factors not apparent at the time of the field investigation. The services provided by EDSG are in a manner consistent with the level of care and skill ordinarily exercised by other professional members within the industry and meets the ASTM E-1527 requirements. The submittal of this report does not express or imply any warranty by EDSG.

EDSG appreciates this opportunity to be of service. Should there be any questions or additional information is needed, please feel free to contact either Suzi Rosen at (949) 457-3488 or Bill Musser at (949) 457-3483.

Sincerely,

ENVIRONMENTAL DATA SOLUTIONS GROUP, LLC

Suzi Rosen, R.G.
Project Geologist

William W. Musser, P.E.
Project Manager

EDSG
Environmental Data Solutions Group, LLC

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A EDR Search Report

At the request of Greenberg Traurig, LLP and on behalf of the Sanderson J Ray Development Corporation (Sanderson), Environmental Data Solutions Group, LLC (EDSG) has conducted a Phase I Environmental Site Assessment (ESA). The ESA is for five (5) parcels of land located in Indian Wells, California (the Site) and are currently under negotiation for potential purchased by Sanderson. The findings of the ESA are presented in this report.

1.1 Objectives

The objective of this ESA was to evaluate whether there is a potential for soil or groundwater impacts to be present beneath or near the property due to previous usage, handling, storage, or disposal of hazardous materials or petroleum products to the subsurface.

1.2 Scope of Work

The scope of work completed for meeting the objective of this ESA was conducted in accordance with ASTM Standard E-1527 and consisted of the following tasks:

- Evaluation of the physical setting of the property/property area including the location and geological and hydrogeological characteristics.
- Environmental database search
- Regulatory Agency and City Records Search
- Site and Area Reconnaissance
- Evaluation of the history of the property and surrounding areas
- Preparing this report

2.1 Property Location and Setting

The properties under negotiation to be purchased (the Site) are located in Indian Wells, California, approximately ½ mile north of Highway 111 (Figure 1). The Site consists of five (5) parcels of land located southwest of Washington Street and north of the Whitewater River Channel and bisected by Miles Avenue. The Site consists of Parcel 1, Parcel 2 and Parcel 6, which are located south of Miles Avenue and north of the Whitewater River Channel, and Parcels 3 and 4, which are located north of Miles Avenue and southwest of Washington Street (Figure 2). The property is located in Section 24, Township 5 South, Range 6 East, San Bernardino baseline and meridian, as shown on the La Quinta United States Geological Survey (USGS) topographic map quadrangle (USGS, 1980). The properties immediately surrounding the Site are undeveloped land with the exception of the Indian Wells Tennis Garden (IWTG), which is located adjacent and west of Parcels 3 and 4, and a residential development that is currently under construction southeast of Parcel 3.

The Site is located at an elevation of approximately 140 feet above mean sea level and consists of barren, dessert terrain with undulating wind blown sand dunes of low relief. The White Water River Channel borders the property to the south, which is exhibited by a drop in the elevation of up to 50 feet.

2.2 Geology and Hydrogeology

The Site is located in the Coachella Valley of Southern California. The Coachella Valley is part of the tectonically active Salton Trough, which is bounded by the San Jacinto and Santa Rosa Mountains to the southwest, the San Bernardino Mountains to the northwest, and the Little San Bernardino and Orocopia Mountains to the northeast and east. These mountain ranges, and the basement rock underlying the Coachella Valley, are primarily composed of granitic and metamorphic rock. Within the Coachella Valley, the basement complex is overlain by a series of unconsolidated and semi-consolidated continental clastic sediments eroded from the surrounding mountain ranges, lacustrine deposits, and wind-blown sand deposited in the active blow-sand area of Riverside County (DWR, 1964). The Site is located in the southeast portion of the active blow-sand area.

The northwest trending San Andreas Fault zone is the major geologic feature of the Coachella Valley. The Banning, Mission Creek, and Garnet Hill Faults, which are part of the San Andreas

Fault system, divide the Coachella Valley into four distinct hydrogeologic subbasins. Each subbasin is further divided into subareas, based on either the type of water-bearing formation, water quality, areas of confined groundwater, forebay areas, groundwater divides, or surface water divides.

The Site is located within the Thermal subarea of the Indio subbasin. This subarea consists of the confined portion of the Indio subbasin, where water from the up-gradient Palm Springs subarea moves into the interbedded sands, silts and clays underlying the central portion of the valley. Groundwater in this subarea generally flows in a southeasterly direction toward the Salton Sea. The water bearing materials in this subarea have been divided into four units: a semi-perched zone at the ground surface and extending to a depth of up to 100 feet; an upper aquifer which is 150 to 300 feet thick; a lower aquifer in excess of 500 feet thick; and an aquitard between these two aquifers which is 100 to 200 feet thick. The semi-perched zone may be the uppermost water-bearing zone under the property. Water quality within this zone is generally poor. The deeper and upper aquifers are typically used for water supply. Throughout the Thermal subarea, the horizontal permeability is several times the vertical permeability resulting in a predominantly lateral flow of groundwater (DWR, 1964).

The Site is not located within a 100-year or 500-year flood zone, with the exception of the southern most boundaries of Parcel 2 and Parcel 6, where the edge of the White Water River Channel is designated as a 500-year flood zone. When surface water is present, the direction of flow in the White Water River Channel is to the east/southeast. There is a 500-year flood zone designated between ½ and 1 mile south of the Site, in the southern flood plain of a tributary of the White Water River Channel. The extent of the 100 and 500-year flood zones are illustrated on the overview map following page 3 in the EDR report, which is provided in Appendix A.

3.1 Environmental Database Search

An environmental database search was conducted through Environmental Data Resources, Inc. (EDR). The EDR database search was conducted in accordance with ASTM Standard E-1527, which applies to Phase I Environmental Investigations. A 1-mile radius search was conducted for both Federal and State databases which identify any site located within 1-mile of the Site or to the database-specific radius which is no greater than 1 mile. The databases list sites that have usage, handling, storage, or release to the subsurface of any hazardous substance or petroleum related product. A complete copy of the EDR search report is provided in Appendix A.

The five parcel(s) of the Site were not identified in any of the databases searched by EDR, nor were any other sites identified within a radius of 1-mile. There were, however, three (3) sites referred to as "orphan sites", which are sites that could not be mapped in relation to the Site due to "poor or inadequate address information". The three orphan sites were identified as follows:

- City of Indian Wells/Public Works
- The Golf Resort at Indian Wells
- Simon Motors, Inc.

Both the City of Indian Wells/Public Works and The Golf Resort at Indian Wells were identified as only being listed in the HAZNET database, which is generated from data provided by the Department of Toxic Substance Control (DTSC). The HAZNET database lists sites that have shipped hazardous waste from their facility to an off-site waste management facility under a hazardous waste manifest, which is a paper form used to track the waste from the time it is generated to the time it is properly disposed of. The listing of the City of Indian Wells/Public Works and the Golf Resort at Indian Wells in the HAZNET database is an indication that both of these sites have generated and shipped some form of hazardous waste; however it is not an indication that there has been a release of any hazardous materials to the subsurface.

Simon Motors, Inc. was identified by EDR in several databases, including the State LUST (Leaking Underground Storage Tank Information System) and the Cortese Hazardous Waste & Substances Sites. The identification of Simon Motors, Inc. in the LUST database indicates the potential for subsurface impacts related to this site to exist.

Each of the three orphan sites identified by the EDR database search were included as part of the Site and Area Reconnaissance and the Regulatory Agency and City Records Search, as described below.

As part of this ESA, EDSG conducted a search for regulatory agency and city records pertaining to the Site, the IWTG, and the three orphan sites. A records search was conducted with the Regional Water Quality Control Board, the Department of Environmental Health, and the City of Indian Wells. Details of each search are provided below.

4.1 Regional Water Quality Control Board

A file search was requested from the California Regional Water Quality Control Board (RWQCB) Colorado River Region 7, Palm Desert Office. Files were requested for the Site, the IWTG, and the three orphan sites. EDSG was verbally notified by the RWQCB supervisor Abdi Haile that no files existed within their agency for these sites, or any property surrounding the Site. (Haile, 2004).

4.2 Department of Environmental Health

A file search was requested from the Riverside County Department of Environmental Health, Hazardous Materials Management Division for the Site, the IWTG, and the three orphan sites. As of July 13, 2004, EDSG is awaiting response to the file search request and is anticipating a response during the week of July 26, 2004. The information obtained from the Department of Environmental Health will be provided in an addendum to this report which will be submitted following completion of all outstanding tasks associated with this ESA.

4.3 City of Indian Wells

EDSG visited the City of Indian Wells Planning Department on Wednesday, July 7, 2004. EDSG conducted a personal interview with the Senior Planner Barbara Carson and requested any files associated with the property, the IWTG, or immediate surrounding areas. The personal interview consisted of asking Ms. Carson whether or not the City has any knowledge of any prior development or use of the Site or area surrounding the Site. Ms. Carson reported that the Site and surrounding area has had no prior development with the exception of the IWTG, which was opened in March 2000. Ms. Carson indicated that there was an Environmental Impact Report (EIR) conducted prior to the construction of the IWTG. The City was unable to locate a copy of the report; however Ms. Carson referred EDSG to Mr. Steve Simon, the Chief Operations Officer (COO) of the IWTG who provided a copy of the report for EDSG's review (Simon, 2004).

The EIR for the IWTG indicates the only potential impact to soil and/or groundwater that would be anticipated from the IWTG once in operation would be the result of "typical urban runoff associated with impermeable surfaces, landscaped areas and parking lots, including oil, pesticide and fertilizer products." (BFA, 1998). Additionally, the EIR did not identify any existing areas of concern for potential environmental impacts (AOC) at the IWTG site.

A reconnaissance of the Site, the IWTG located north and west of the Site, and the three orphan sites identified by the EDR environmental database search was conducted on July 7, 2004. The purpose of the reconnaissance was to determine the general condition and usage of the Site and the IWTG, and to determine the location of the orphan sites in relation to the Site as well as their general condition and usage.

5.1 The Site

The five parcels making up the Site are undeveloped land of desert terrain, with the exception of a water pumping station located at the far west end of Parcel 6, and a sod farm that occupies the eastern portion of Parcel 6 and the western portion of Parcel 2. At the southern boundary of the sod farm, there is an above ground water tank and maintenance yard. At the east boundary of the sod farm, within Parcel 2, there is a cement block wall approximately 6-feet high, which, according to Mr. Steve Simon of the IWTG, is enclosing a section of land that is allocated to the Coachella Valley Water District (CVWD) as the future site of a water supply well (Simon). The features of interest discussed in this paragraph are noted on the map provided in Figure 2. Photographs of Parcels 1 through 4 are provided on Figures 3 through 7. Photographs of Parcel 6 showing the above ground water tank, maintenance yard, and pumping station are provided on Figures 8 through 11.

5.2 Indian Wells Tennis Garden

The IWTG is a developed property with tennis courts and stadium, a country club and offices. Additionally, in the southwest quadrant of this property there is a maintenance storage area which consists of maintenance equipment, 55-gallon drums, and approximately four (4) 2.5-gallon canisters for the storage of fuel. The contents of the 55-gallon drums are unknown. The condition of the maintenance facility appears to be in good condition. Due to the condition of the facility and that fact that the property was developed during 1999-2000, there is little potential for the maintenance facility to be an Area of Concern (AOC) to the Site. Photographs of the IWTG maintenance yard as well as the 55-gallon drums and fuel containers are provided on Figures 12 through 14.

5.3 City of Indian Wells Public Works Department

The City of Indian Wells Public Works Department is located approximately 1.7 miles west of the property, which is beyond the 1 mile radius (standard ESA radius). This site has three (3) underground storage tanks (USTs), including two (2) gasoline tanks and one (1) diesel tank. Due to the distance from the Site, the likelihood based on appearance that the USTs have been recently installed, and that there are no indications from the EDR database search records or site reconnaissance that there has been a release to the subsurface, this site does not appear to be an AOC for the Site. A photograph of the City of Indian Wells Public Works Department is provided in Figure 15, and the location in relationship to the Site is provided on Figure 16.

5.4 The Golf Resort at Indian Wells

The Golf Resort at Indian Wells is approximately 1.5 miles northwest of the Site. This site has an above ground storage tank that appears to contain gasoline. Due to the distance of the resort from the Site, that the storage tank is above grade, and the EDR findings, the resort does not appear to be an AOC for the Site. The location of the Golf Resort at Indian Wells is illustrated on Figure 16 and a photograph of the Site with the tank is provided on Figure 17.

5.5 Simon Motors, Inc./Champion

Simon Motors, Inc. is now called Champion, which is an auto dealership (Simon/Champion) and is located approximately 0.85 miles southeast of the Site. The facility is equipped with service bays and wash bays for the service and maintenance of vehicles. Based on the EDR environmental database search results, there is a potential for the site to have subsurface soil and/or groundwater impacts. However, because Simon/Champion is located 0.85 miles from the Site, the only potential for the Site to be affected by subsurface impacts related Simon/Champion would be through migration of groundwater impacts.

Although there is a potential for Simon Motors/Champion to have generated groundwater impacts, it is not considered an AOC for the Site due to the following: 1) there were no groundwater monitoring wells observed at the site, which if present, would be an indication of ongoing groundwater monitoring; 2) Simon/Champion is not under the jurisdiction of the RWQCB which is typical when site operations have impacted the groundwater; 3) according to the DWR (1964), the direction of groundwater flow in this area is to the southeast, which

indicates that Simon/Champion is located downgradient of the Site and therefore any groundwater impacts associated with Simon/Champion would be flowing away from the Site.

As part of the review of the historical usage and development of the property and surrounding area, the following tasks were or are being completed:

- Review of Historical Sanborn Fire Insurance Maps
- Review of Historical Topographic Maps
- Review of Historical Aerial Photographs
- City Directory Database Search

Details of these historical reviews are provided in the sections below.

6.1 SANBORN FIRE INSURANCE MAPS

A search for Sanborn fire insurance maps was conducted by EDR as part of this ESA. Fire insurance maps typically depict locations of properties that are in areas considered potentially high risk for fire insurance. There were no Sanborn maps identified for the subject property. Documentation of the EDR Sanborn Map search is provided in Appendix A.

6.2 HISTORICAL TOPOGRAPHIC MAPS

As of July 14, 2004, EDSG is awaiting receipt of the historical topographic maps from EDR. The results of the review of these maps will be provided in an addendum to this report that will be submitted following completion of all of the outstanding tasks associated with the completion of this ESA.

6.3 HISTORICAL AERIAL PHOTOGRAPHS

As of July 14, 2004, EDSG is awaiting receipt of the historical aerial photographs from EDR. The results of the review of the photos will be provided in an addendum to this report that will be submitted following completion of all of the outstanding tasks associated with this ESA.

6.4 CITY DIRECTORY DATABASE SEARCH

A search of select national repositories of business directories was conducted by EDR as part of this ESA. The purpose of conducting this search was to determine whether or not the Site has

had any businesses listed in any city directory that is included in the national repository. There was no coverage in this search identified for the Site, which indicates that there have been no previous business occupants at the Site.

Based on the findings from the scope of work completed to date for this ESA, there appears to be no AOCs for the Site, and there was no evidence of soil or groundwater impacts to exist beneath the Site.

Of the sites identified within the standard ASTM ESA 1-mile radius, the only site determined to have a potential for groundwater impacts is the Simon/Champion auto dealership, which is located 0.85 miles southeast of the Site. However, this is unlikely since it is currently not under the jurisdiction of the RWQCB. Furthermore, according to the DWR (1964), the direction of groundwater flow in this area is to the southeast which indicates that Simon/Champion is located downgradient of the Site. Therefore, any groundwater impacts associated with Simon/Champion would likely migrate away from the Site. Additionally, in the unlikely event that groundwater impacts generated by Simon/Champion did migrate beneath the Site, Sanderson would not be liable for the impacts.

There are three outstanding tasks associated with the completion of this ESA, including the file search with the Riverside County Department of Environmental Health, the Historical Topographic Map Review, and the Historical Aerial Photograph Review. It is anticipated that these tasks will be completed and the results submitted in an addendum to this report during the week of August 2, 2004. However, based on the information obtained to date, EDSG sees little risk or liability associated with potential environmental impacts to the Site.

BFA, 1998. Robert Bein, William Frost & Associates, Environmental Assessment No. 37320, April 6.

California Department of Water Resources (DWR), 1964, Bulletin No. 108, Coachella Valley Investigation, July 1964.

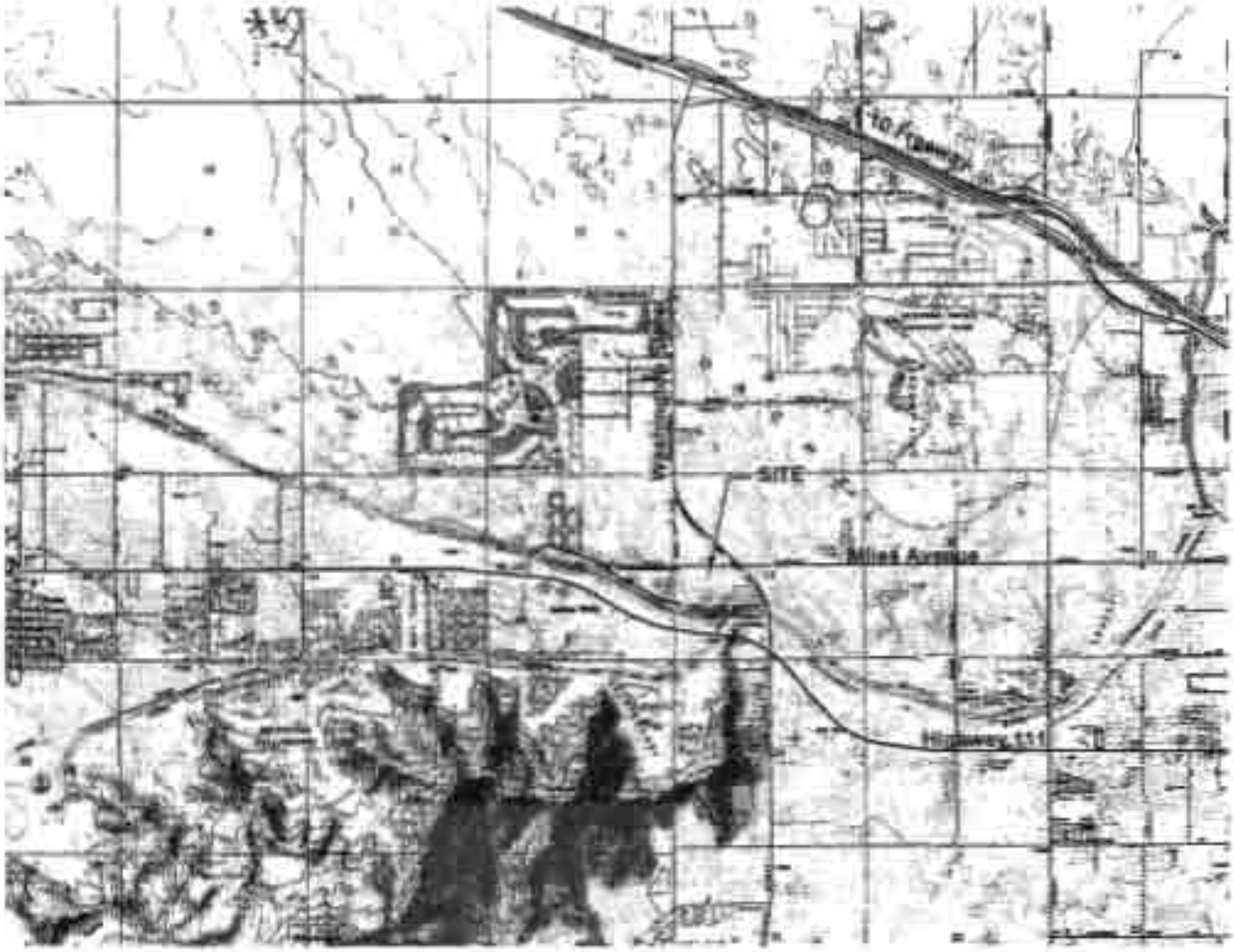
Carson, Barbara, 2004. City of Indian Wells, *Personal Communication*, July 7.

Haile, Abdi, 2004. Regional Water Quality Control Board, *Personal Communication via Telephone*, July 2 and 3.

Simon, Steve, 2004. Indian Wells Tennis Garden, *Personal Communication* July 7; *Personal Communication via Telephone,* July 14.

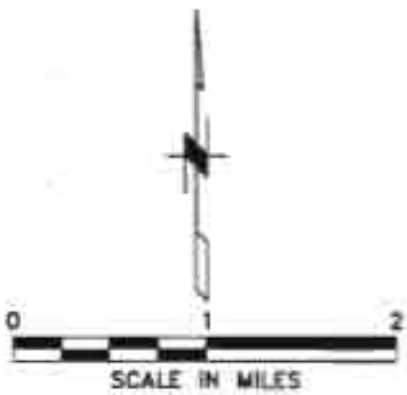
United States Geologic Survey (USGS), 7.5 minute La Quinta, California Quadrangle, 1959 (photo revised 1980).

FIGURES



LEGEND:

— - - — Site Boundary



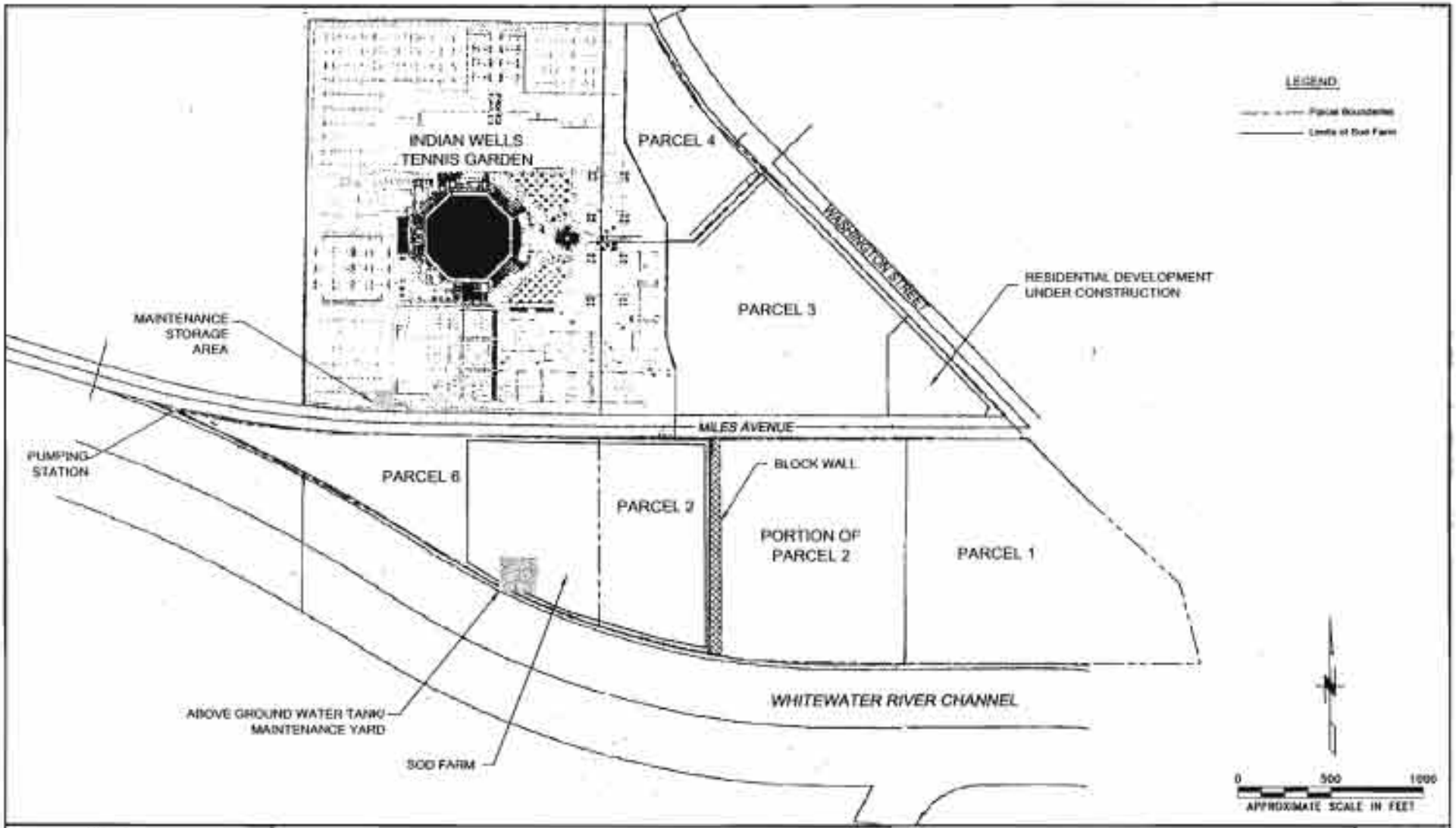
EDSG
Environmental Data Solutions Group, LLC

Date: July 2003

Site Location Map

FIGURE 1

File: C:\data\EDSG\Indian Wells\Site Plan.dwg [LM] 14 Jul 2004 - 6:11pm



EDSG

Date: July 2003

PARCEL BOUNDARIES OF SITE WITH DESIGNATED FEATURES OF INTEREST

FIGURE 2

Figure 3. Parcel 1 looking Northwest from Washington Blvd.

Figure 4. Parcel 2 looking South from Miles Avenue

EDSG Date: July 2006	INDIAN WELLS PHASE I INVESTIGATION	Figures 3,4

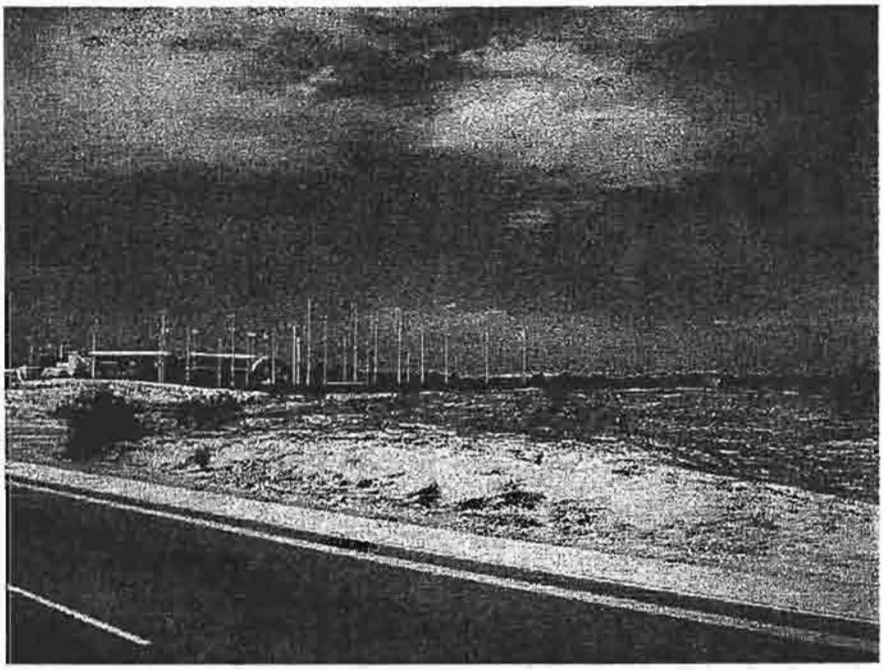


Figure 5. Parcel 3 looking northwest from Miles Avenue with Tennis Garden in background

Figure 6. Parcel 3 looking northeast from Miles Avenue with residential development in background

EDSG Environmental Data Solutions Group, LLC Date: July 2004	INDIAN WELLS PHASE I INVESTIGATION	Figures 5,6

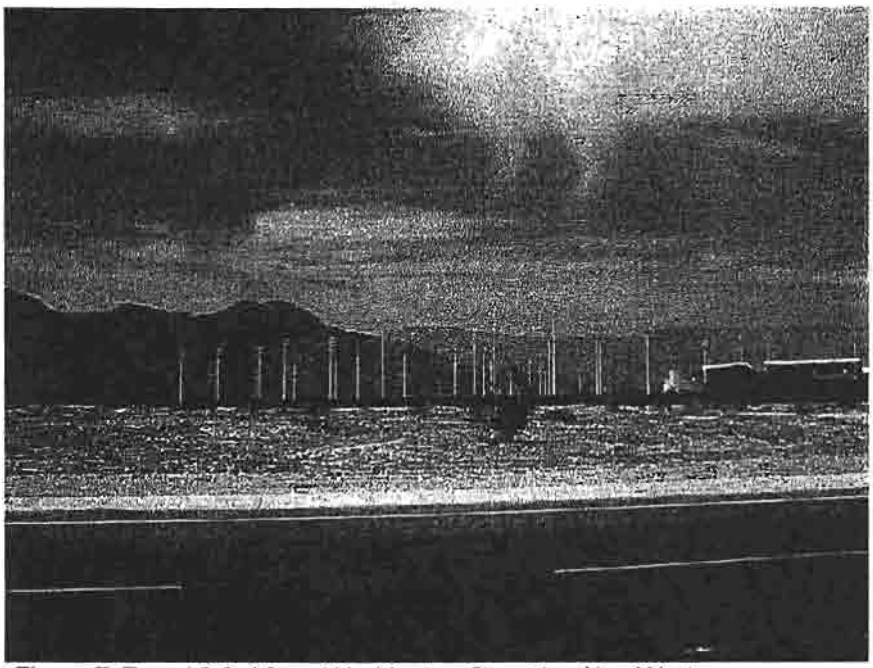


Figure 7. Parcel 3 & 4 from Washington Street Looking West

Figure 8. Parcel 6 Above Ground Tank & Storage Area

EDSG Environmental Data Solutions Group, LLC Date July 2004	INDIAN WELLS PHASE I INVESTIGATION	Figures 7,8

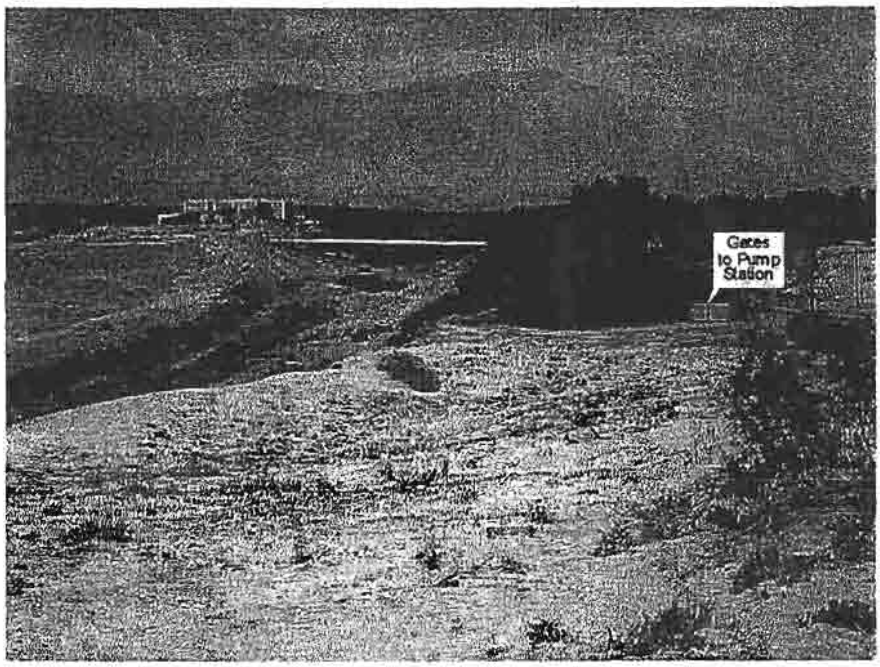


Figure 9. West Portion of Parcel 6 Showing Pump Station

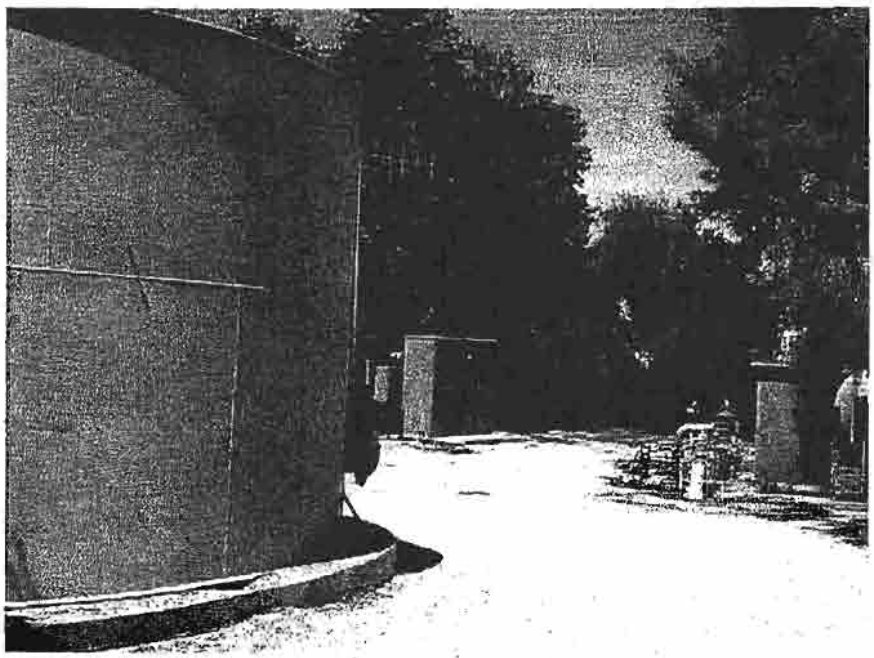


Figure 10. Pump Station at West End of Parcel 6

Figure 11. Parcel 6 Looking East Showing Sod Farm in Distance

Figure 12. Indian Wells Tennis Garden Maintenance Yard

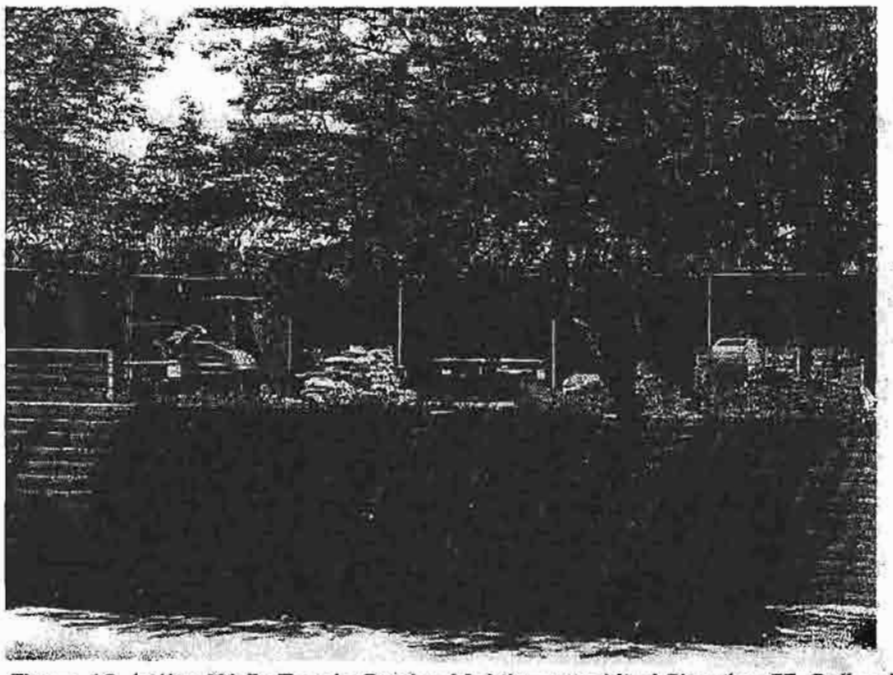


Figure 13. Indian Wells Tennis Garden Maintenance Yard Showing 55-Gallon Drums

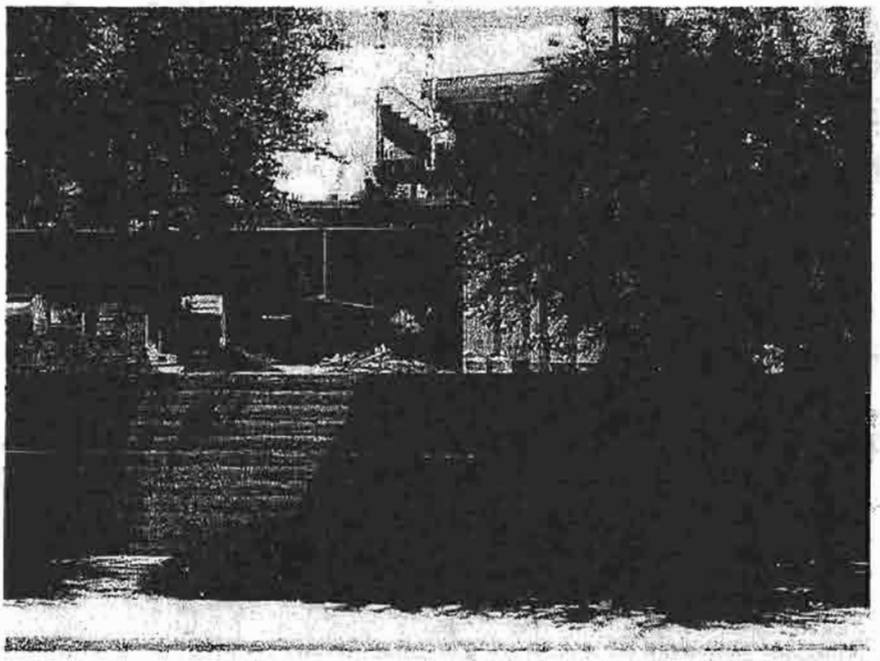
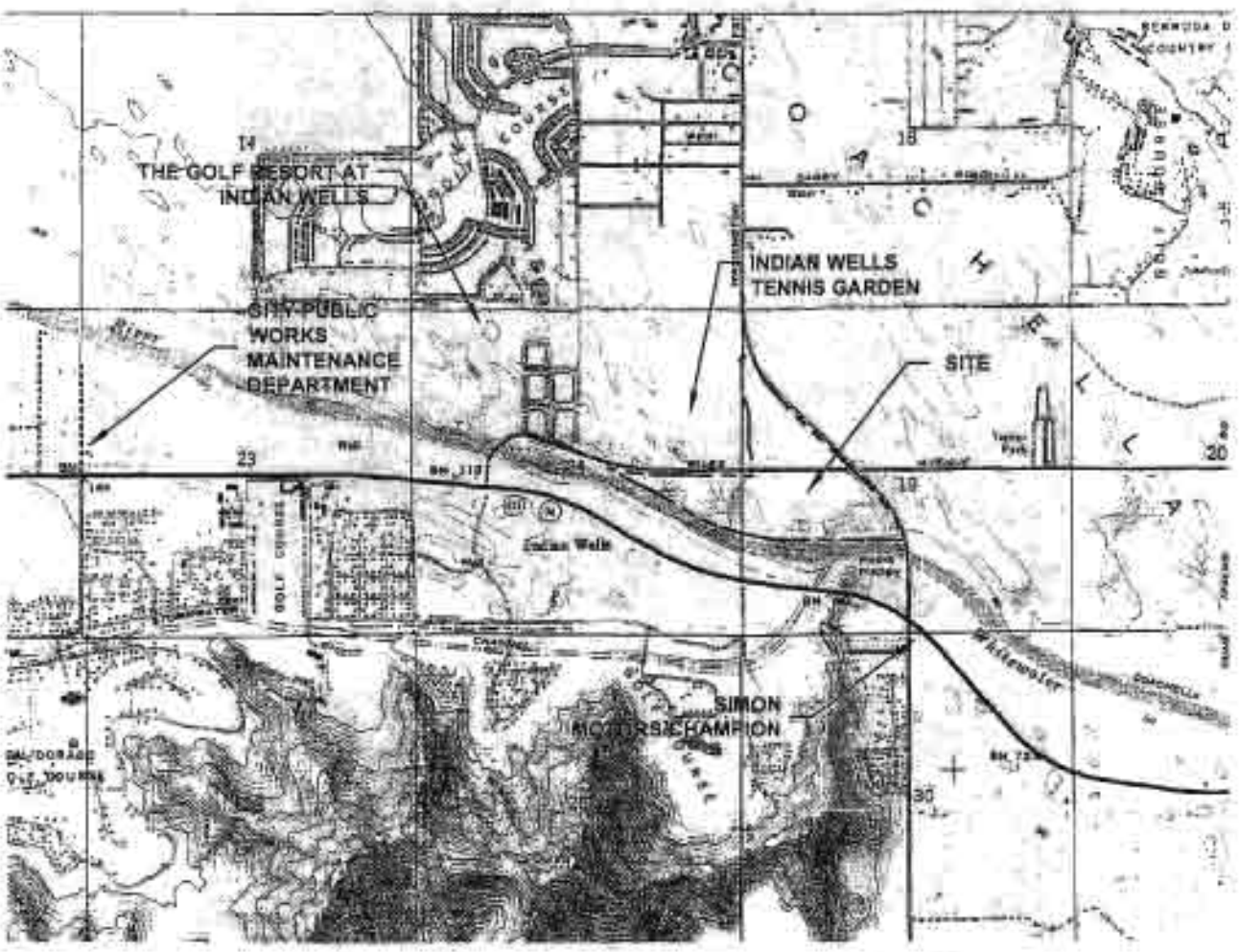


Figure 14. Indian Wells Tennis Garden Maintenance Yard Showing Fuel Containers

EDSG Environmental Data Solutions Group, LLC Date: July 2004	INDIAN WELLS PHASE I INVESTIGATION	Figures 13, 14

Figure 15. City of Indian Wells Public Works

EDSG Environmental Data Solutions Group, LLC Date: July 2004	INDIAN WELLS PHASE I INVESTIGATION	Figure 15



LEGEND:

— — — — Site Boundary

0 3000 6000

SCALE IN FEET

EDSG

Environmental Data Solutions Group, LLC

Date: July 2003

Orphan Sites

FIGURE 16

File: C:\Jobs\EDSG\Indian Hills\Site Plan.dwg [Fig 16] 15 Jul 2004 - 7:38am

Figure 17. Above Ground Storage Tank at The Golf Resort at Indian Wells

Figure 18. Simon Motors, Inc./Champion

EDSG Date: July 2006	INDIAN WELLS PHASE I INVESTIGATION	Figures 17, 18

The EDR Radius Map
with GeoCheck®

Indian Wells Tennis Garden
78200 Miles Ave/Washington St
Indian Wells, CA 92210

Inquiry Number: 1224453.2s

July 06, 2004

EDR™ Environmental Data Resources Inc

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

FORM-NIC

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GEOCHECK ADDENDUM

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

78200 MILES AVE/WASHINGTON ST
INDIAN WELLS, CA 92210

COORDINATES

Latitude (North):	33.721800 - 33' 43' 18.5"
Longitude (West):	116.302300 - 116' 18' 8.3"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	564642.4
UTM Y (Meters):	3731335.2
Elevation:	140 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	33116-F3 LA QUINTA, CA
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") govemment records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

AWP..... Annual Workplan Sites

Cal-Sites	Calsites Database
CHMIRS	California Hazardous Material Incident Report System
Cortese	"Cortese" Hazardous Waste & Substances Sites List
Notify 65	Proposition 65 Records
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
WMUDS/SWAT	Waste Management Unit Database
LUST	Leaking Underground Storage Tank Information System
CA BOND EXP. PLAN	Bond Expenditure Plan
UST	List of Underground Storage Tank Facilities
VCP	Voluntary Cleanup Program Properties
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land
CA FID UST	Facility Inventory Database
HIST UST	Hazardous Substance Storage Container Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
UMTRA	Uranium Mill Tailings Sites
DOD	Department of Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
FUDS	Formerly Used Defense Sites
INDIAN RESERV	Indian Reservations
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST	Aboveground Petroleum Storage Tank Facilities
CLEANERS	Cleaner Facilities
CA WDS	Waste Discharge System
DEED	List of Deed Restrictions
NFA	No Further Action Determination
EML	Emissions Inventory Data
REF	Unconfirmed Properties Referred to Another Agency
SCH	School Property Evaluation Program
NFE	Properties Needing Further Evaluation
CA SLIC	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
HAZNET	Facility and Manifest Data

BROWNFIELDS DATABASES

US BROWNFIELDS	A Listing of Brownfields Sites

VCP..... Voluntary Cleanup Program Properties

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

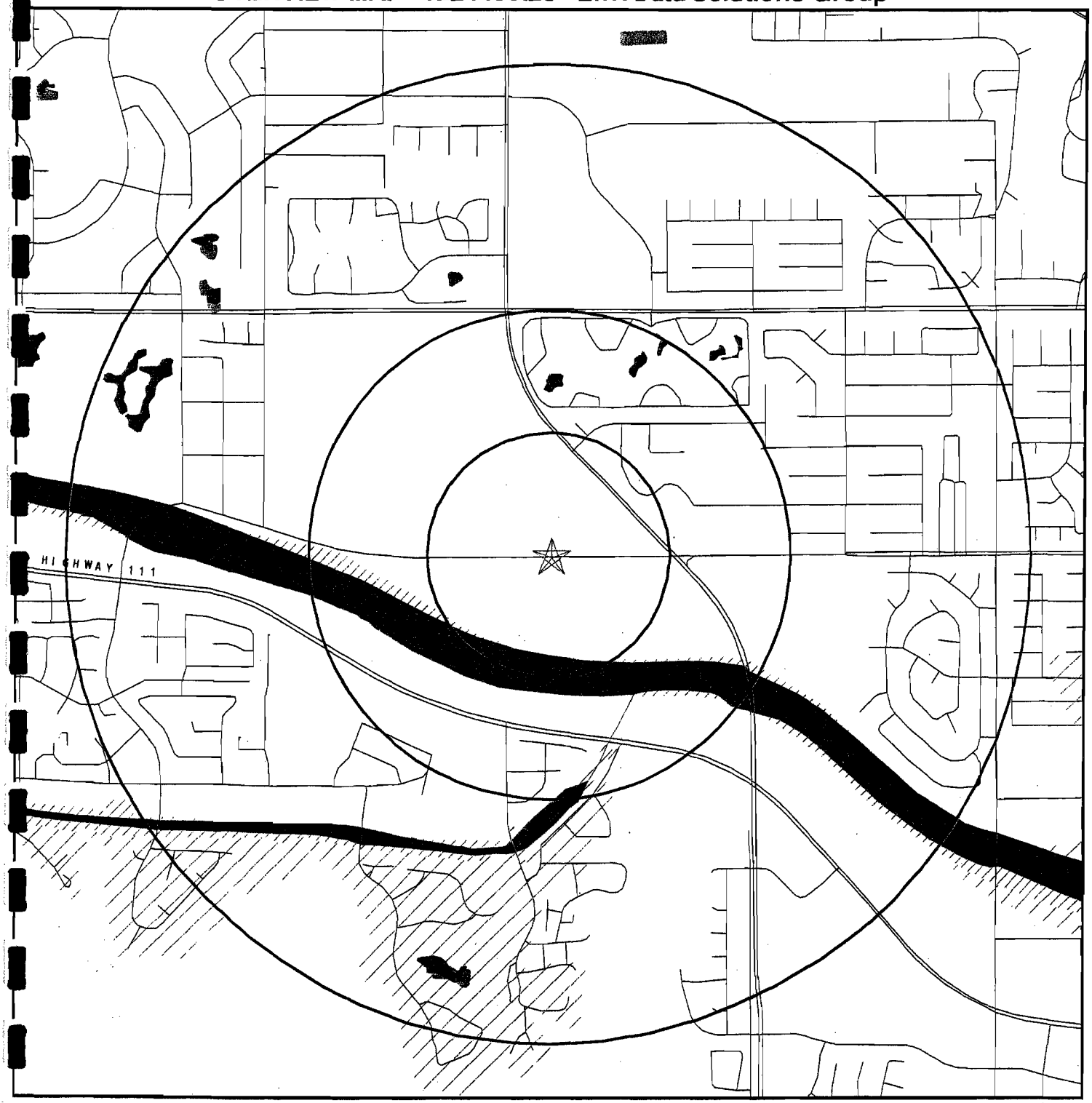
EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
SIMON MOTORS INC	RCRIS-SQG, FINDS, HAZNET, LUST, Cortese, HIST UST, EMI
CITY OF INDIAN WELLS/PUBLIC WORKS	HAZNET
THE GOLF RESORT AT INDIAN WELLS	HAZNET

OVERVIEW MAP - 1224453.2s - Env. Data Solutions Group



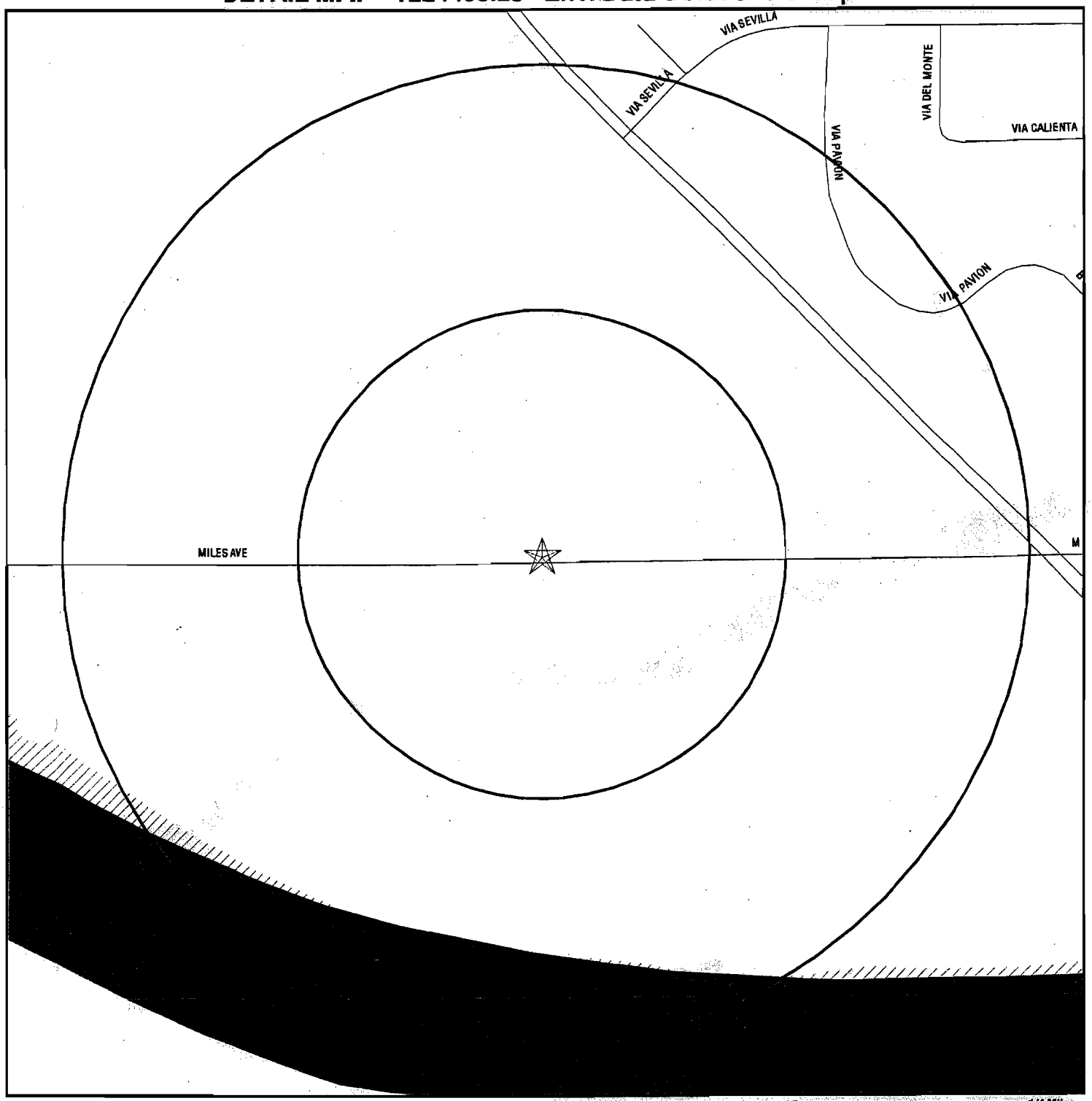
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands
- Areas of Concern

TARGET PROPERTY:	Indian Wells Tennis Garden	CUSTOMER:	Env. Data Solutions Group
ADDRESS:	78200 Miles Ave/Washington St	CONTACT:	Suzi Rosen
CITY/STATE/ZIP:	Indian Wells CA 92210	INQUIRY #:	1224453.2s
LAT/LONG:	33.7218 / 116.3023	DATE:	July 06, 2004 10:17 am

DETAIL MAP - 1224453.2s - Env. Data Solutions Group



0 1/16 1/8 1/4 Miles

- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Coal Gasification Sites
- Historical Gas Stations / Historical Dry Cleaners See the EDR Proprietary Historical Map Findings
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

TARGET PROPERTY:	Indian Wells Tennis Garden	CUSTOMER:	Env. Data Solutions Group
ADDRESS:	78200 Miles Ave/Washington St	CONTACT:	Suzi Rosen
CITY/STATE/ZIP:	Indian Wells CA 92210	INQUIRY #:	1224453.2s
LAT/LONG:	33.7218 / 116.3023	DATE:	July 06, 2004 10:17 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
FEDERAL ASTM SUPPLEMENTAL								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
AST		TP	NR	NR	NR	NR	NR	0
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		TP	NR	NR	NR	NR	NR	0
NFA		0.250	0	0	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
REF		0.250	0	0	NR	NR	NR	0
SCH		0.250	0	0	NR	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
EDR PROPRIETARY HISTORICAL DATABASES								
Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0
BROWNFIELDS DATABASES								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0

NOTES:

See the EDR Proprietary Historical Database Section for details

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS: EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

EDR Historical Gas Station & Dry Cleaner Search: No mapped sites were found in EDR's search of the EDR Historical Gas Station & Dry Cleaner Database within 0.250 mile of the Target Property.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
INDIAN WELLS	S103661725	CITY OF INDIAN WELLS/PUBLIC WORKS	4860 EL DORADO RD	92210	HAZNET
INDIAN WELLS	S104575960	THE GOLF RESORT AT INDIAN WELLS	77-075 FRED WARING LN	92210	HAZNET
LA QUINTA	1000337156	SIMON MOTORS INC	78 611 HWY 111	92253	RCRIS-SQG, FINDS, HAZNET, LUST, Cortese, HIST UST, EMI

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List
Source: EPA
Telephone: N/A
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/04
Date Made Active at EDR: 05/21/04
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 05/04/04
Elapsed ASTM days: 17
Date of Last EDR Contact: 05/04/04

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 6
Telephone: 214-655-6659

EPA Region 8
Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites
Source: EPA
Telephone: N/A

Date of Government Version: 04/27/04
Date Made Active at EDR: 05/21/04
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 05/04/04
Elapsed ASTM days: 17
Date of Last EDR Contact: 05/04/04

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA
Telephone: 703-413-0223
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/26/04
Date Made Active at EDR: 04/02/04
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/22/04
Elapsed ASTM days: 11
Date of Last EDR Contact: 03/22/04

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Source: EPA
Telephone: 703-413-0223
As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 02/26/04
Date Made Active at EDR: 04/02/04
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/22/04
Elapsed ASTM days: 11
Date of Last EDR Contact: 03/22/04

CORRACTS: Corrective Action Report
Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/04
Date Made Active at EDR: 04/15/04
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 03/25/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/08/04

RCRIS: Resource Conservation and Recovery Information System
Source: EPA
Telephone: 800-424-9346
Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 04/13/04
Date Made Active at EDR: 05/13/04
Database Release Frequency: Varies
Date of Data Arrival at EDR: 04/20/04
Elapsed ASTM days: 23
Date of Last EDR Contact: 04/20/04

ERNS: Emergency Response Notification System
Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/03
Date Made Active at EDR: 03/12/04
Database Release Frequency: Annually
Date of Data Arrival at EDR: 01/26/04
Elapsed ASTM days: 46
Date of Last EDR Contact: 04/26/04

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System
Source: EPA/NTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01
Database Release Frequency: Biennially
Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

CONSENT: Superfund (CERCLA) Consent Decrees
Source: EPA Regional Offices
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies
Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision
Source: EPA
Telephone: 703-416-0223
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/08/04
Database Release Frequency: Annually
Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

DELISTED NPL: National Priority List Deletions
Source: EPA
Telephone: N/A
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/04/04
Date of Next Scheduled EDR Contact: 08/02/04

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report
Source: EPA
Telephone: N/A
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/08/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

HMIRS: Hazardous Materials Information Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 02/17/04
Database Release Frequency: Annually
Date of Last EDR Contact: 04/20/04
Date of Next Scheduled EDR Contact: 07/19/04

MLTS: Material Licensing Tracking System
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/19/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

MINES: Mines Master Index File
Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 03/05/04
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 03/30/04
Date of Next Scheduled EDR Contact: 06/28/04

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 202-564-4267
Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 03/12/04
Date of Next Scheduled EDR Contact: 05/24/04

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-564-3887
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/04
Database Release Frequency: Annually
Date of Last EDR Contact: 05/12/04
Date of Next Scheduled EDR Contact: 08/09/04

DOD: Department of Defense Sites
Source: USGS
Telephone: 703-692-8801
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/10/04

STORMWATER: Storm Water General Permits
Source: Environmental Protection Agency
Telephone: 202 564-0746
A listing of all facilities with Storm Water General Permits.

Date of Government Version: N/A
Database Release Frequency: Quarterly
Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

INDIAN RESERV: Indian Reservations
Source: USGS
Telephone: 202-208-3710
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/10/04

US BROWNFIELDS: A Listing of Brownfields Sites
Source: Environmental Protection Agency
Telephone: 202-566-2777
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 04/14/04
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

RMP: Risk Management Plans
Source: Environmental Protection Agency
Telephone: 202-564-8600
When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: N/A
Database Release Frequency: N/A

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

FUDS: Formerly Used Defense Sites
Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/03
Database Release Frequency: Varies

Date of Last EDR Contact: 04/26/04
Date of Next Scheduled EDR Contact: 07/05/04

UMTRA: Uranium Mill Tailings Sites
Source: Department of Energy
Telephone: 505-845-0011
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 04/22/04
Database Release Frequency: Varies

Date of Last EDR Contact: 06/21/04
Date of Next Scheduled EDR Contact: 09/20/04

RAATS: RCRA Administrative Action Tracking System
Source: EPA
Telephone: 202-564-4104
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-566-0250
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 03/23/04
Date of Next Scheduled EDR Contact: 06/21/04

TSCA: Toxic Substances Control Act
Source: EPA
Telephone: 202-260-5521
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 03/05/04
Date of Next Scheduled EDR Contact: 06/07/04

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act
Source: EPA
Telephone: 202-564-2501

Date of Government Version: 04/13/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

SSTS: Section 7 Tracking Systems
Source: EPA
Telephone: 202-564-5008
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-564-2501
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/13/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites
Source: California Environmental Protection Agency
Telephone: 916-323-3400
Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 06/01/04
Date Made Active at EDR: 06/25/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 06/04/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 06/04/04

CAL-SITES: Calsites Database
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 06/01/04
Date Made Active at EDR: 06/25/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/04/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 06/04/04

CHMIRS: California Hazardous Material Incident Report System
Source: Office of Emergency Services
Telephone: 916-845-8400
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/03
Date Made Active at EDR: 06/25/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/18/04
Elapsed ASTM days: 38
Date of Last EDR Contact: 05/13/04

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-9100
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 04/28/04

NOTIFY 65: Proposition 65 Records
Source: State Water Resources Control Board
Telephone: 916-445-3846
Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 04/19/04

TOXIC PITS: Toxic Pits Cleanup Act Sites
Source: State Water Resources Control Board
Telephone: 916-227-4364
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 05/03/04

SWF/LF (SWIS): Solid Waste Information System
Source: Integrated Waste Management Board
Telephone: 916-341-6320
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/15/04
Date Made Active at EDR: 04/14/04
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/17/04
Elapsed ASTM days: 28
Date of Last EDR Contact: 03/16/04

WMUDS/SWAT: Waste Management Unit Database
Source: State Water Resources Control Board
Telephone: 916-227-4448
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 03/11/04

LUST: Leaking Underground Storage Tank Information System
Source: State Water Resources Control Board
Telephone: 916-341-5740
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/13/04
Date Made Active at EDR: 04/29/04
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 04/13/04
Elapsed ASTM days: 16
Date of Last EDR Contact: 04/13/04

CA BOND EXP. PLAN: Bond Expenditure Plan
Source: Department of Health Services
Telephone: 916-255-2118
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CA UST:

UST: Active UST Facilities
Source: SWRCB
Telephone: 916-341-5700
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 04/13/04
Date Made Active at EDR: 04/29/04
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 04/13/04
Elapsed ASTM days: 16
Date of Last EDR Contact: 04/13/04

VCP: Voluntary Cleanup Program Properties
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 06/01/04
Date Made Active at EDR: 06/25/04
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 06/04/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 06/04/04

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land
Source: Environmental Protection Agency
Telephone: 415-972-3372
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/09/04
Date Made Active at EDR: 03/01/04
Database Release Frequency: Varies
Date of Data Arrival at EDR: 02/10/04
Elapsed ASTM days: 20
Date of Last EDR Contact: 01/27/04

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land
Source: EPA Region 10
Telephone: 206-553-2857
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 03/11/04
Date Made Active at EDR: 03/31/04
Database Release Frequency: Varies
Date of Data Arrival at EDR: 03/12/04
Elapsed ASTM days: 19
Date of Last EDR Contact: 01/27/04

INDIAN UST: Underground Storage Tanks on Indian Land
Source: EPA Region 9
Telephone: 415-972-3368

Date of Government Version: 02/25/04
Date Made Active at EDR: 03/24/04
Database Release Frequency: Varies
Date of Data Arrival at EDR: 03/01/04
Elapsed ASTM days: 23
Date of Last EDR Contact: 02/23/04

CA FID UST: Facility Inventory Database
Source: California Environmental Protection Agency
Telephone: 916-445-6532
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database
Source: State Water Resources Control Board
Telephone: 916-341-5700
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/26/01

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities
Source: State Water Resources Control Board
Telephone: 916-341-5712
Registered Aboveground Storage Tanks.

Date of Government Version: 12/01/03
Database Release Frequency: Quarterly
Date of Last EDR Contact: 05/03/04
Date of Next Scheduled EDR Contact: 08/02/04

CLEANERS: Cleaner Facilities
Source: Department of Toxic Substance Control
Telephone: 916-225-0873
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 04/21/04
Database Release Frequency: Annually
Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

CA WDS: Waste Discharge System
Source: State Water Resources Control Board
Telephone: 916-341-5227
Sites which have been issued waste discharge requirements.

Date of Government Version: 04/05/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

DEED: List of Deed Restrictions
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

Date of Government Version: 04/06/04
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 04/06/04
Date of Next Scheduled EDR Contact: 07/05/04

NFA: No Further Action Determination
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 06/01/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/04/04
Date of Next Scheduled EDR Contact: 08/30/04

EMI: Emissions Inventory Data
Source: California Air Resources Board
Telephone: 916-322-2990
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/02
Database Release Frequency: Varies
Date of Last EDR Contact: 04/20/04
Date of Next Scheduled EDR Contact: 07/19/04

REF: Unconfirmed Properties Referred to Another Agency
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

Date of Government Version: 06/01/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/04/04
Date of Next Scheduled EDR Contact: 08/30/04

SCH: School Property Evaluation Program
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 06/01/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/04/04
Date of Next Scheduled EDR Contact: 08/30/04

NFE: Properties Needing Further Evaluation
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 06/01/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/04/04
Date of Next Scheduled EDR Contact: 08/30/04

HAZNET: Facility and Manifest Data
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/02
Database Release Frequency: Annually
Date of Last EDR Contact: 05/10/04
Date of Next Scheduled EDR Contact: 08/09/04

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/09/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/26/04
Date of Next Scheduled EDR Contact: 07/26/04

Underground Tanks
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/09/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/26/04
Date of Next Scheduled EDR Contact: 07/26/04

CONTRA COSTA COUNTY:

Site List
Source: Contra Costa Health Services Department
Telephone: 925-646-2286
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 03/05/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/01/04
Date of Next Scheduled EDR Contact: 05/31/04

FRESNO COUNTY:

CUPA Resources List
Source: Dept. of Community Health
Telephone: 559-445-3271
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 05/11/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/10/04
Date of Next Scheduled EDR Contact: 08/09/04

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 01/27/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

LOS ANGELES COUNTY:

List of Solid Waste Facilities
Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 06/03/03
Database Release Frequency: Varies

Date of Last EDR Contact: 02/20/04
Date of Next Scheduled EDR Contact: 05/17/04

City of El Segundo Underground Storage Tank
Source: City of El Segundo Fire Department
Telephone: 310-524-2236

Date of Government Version: 03/01/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

City of Long Beach Underground Storage Tank
Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 03/28/03
Database Release Frequency: Annually

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

City of Torrance Underground Storage Tank
Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 02/17/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

City of Los Angeles Landfills
Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/04
Database Release Frequency: Varies

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

HMS: Street Number List
Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 09/30/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 05/17/04

Site Mitigation List
Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/26/04
Database Release Frequency: Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

San Gabriel Valley Areas of Concern
Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/06/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 02/10/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/03/04
Date of Next Scheduled EDR Contact: 08/02/04

NAPA COUNTY:

Sites With Reported Contamination
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 03/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/29/04
Date of Next Scheduled EDR Contact: 06/28/04

Closed and Operating Underground Storage Tank Sites
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 03/29/04
Database Release Frequency: Annually

Date of Last EDR Contact: 03/29/04
Date of Next Scheduled EDR Contact: 06/28/04

ORANGE COUNTY:

List of Underground Storage Tank Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

List of Underground Storage Tank Facilities
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 03/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

List of Industrial Site Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 03/01/04
Database Release Frequency: Annually

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

PLACER COUNTY:

Master List of Facilities
Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 02/17/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/17/04
Date of Next Scheduled EDR Contact: 06/21/04

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 12/23/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

Underground Storage Tank Tank List
Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 12/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

SACRAMENTO COUNTY:

CS - Contaminated Sites
Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 04/16/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/07/04
Date of Next Scheduled EDR Contact: 08/02/04

ML - Regulatory Compliance Master List
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 04/16/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/07/04
Date of Next Scheduled EDR Contact: 08/02/04

SAN BERNARDINO COUNTY:

Hazardous Material Permits
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 04/15/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

SAN DIEGO COUNTY:

Solid Waste Facilities
Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

Hazardous Materials Management Division Database
Source: Hazardous Materials Management Division
Telephone: 619-338-2268
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 10/31/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/08/04
Date of Next Scheduled EDR Contact: 07/05/04

SAN FRANCISCO COUNTY:

Local Oversite Facilities
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 06/07/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/07/04
Date of Next Scheduled EDR Contact: 09/06/04

Underground Storage Tank Information
Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 03/08/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

SAN MATEO COUNTY:

Fuel Leak List
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 01/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/12/04
Date of Next Scheduled EDR Contact: 07/12/04

Business Inventory
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 04/07/04
Database Release Frequency: Annually

Date of Last EDR Contact: 03/02/04
Date of Next Scheduled EDR Contact: 07/12/04

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report
Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 12/31/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/04
Date of Next Scheduled EDR Contact: 06/28/04

Hazardous Material Facilities
Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 10/01/03
Database Release Frequency: Annually

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

SOLANO COUNTY:

Leaking Underground Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 03/18/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

Underground Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 03/18/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 04/26/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/26/04
Date of Next Scheduled EDR Contact: 07/26/04

SUTTER COUNTY:

Underground Storage Tanks
Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 01/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

Listing of Underground Tank Cleanup Sites
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 02/26/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

Underground Tank Closed Sites List
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 12/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/15/04
Date of Next Scheduled EDR Contact: 07/12/04

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 02/26/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 01/27/04
Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation
Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

LUST REG 2: Fuel Leak List
Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 03/31/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/12/04
Date of Next Scheduled EDR Contact: 07/12/04

LUST REG 3: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board-Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 05/19/03
Database Release Frequency: Varies

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

LUST REG 4: Underground Storage Tank Leak List
Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/10/04
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

LUST REG 5: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291

Date of Government Version: 04/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/08/04
Date of Next Scheduled EDR Contact: 07/05/04

LUST REG 6L: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 05/27/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

LUST REG 7: Leaking Underground Storage Tank ~~Case Listing~~
Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 02/26/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/26/04
Date of Next Scheduled EDR Contact: 06/28/04

LUST REG 8: Leaking Underground Storage Tanks
Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 04/01/04
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/12/04
Date of Next Scheduled EDR Contact: 08/09/04

LUST REG 9: Leaking Underground Storage Tank Report
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations
Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 04/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 03/31/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/12/04
Date of Next Scheduled EDR Contact: 07/12/04

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/16/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 05/13/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 04/26/04
Date of Next Scheduled EDR Contact: 07/26/04

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075
Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 04/01/04
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

SLIC REG 6L: SLIC Sites
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574

Date of Government Version: 06/07/04
Database Release Frequency: Varies
Date of Last EDR Contact: 06/07/04
Date of Next Scheduled EDR Contact: 09/06/04

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 04/01/04
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

SLIC REG 7: SLIC List
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491

Date of Government Version: 06/08/04
Database Release Frequency: Varies
Date of Last EDR Contact: 06/07/04
Date of Next Scheduled EDR Contact: 08/23/04

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 04/01/03
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 04/08/04
Date of Next Scheduled EDR Contact: 07/05/04

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 04/29/04
Database Release Frequency: Annually
Date of Last EDR Contact: 04/29/04
Date of Next Scheduled EDR Contact: 05/31/04

EDR PROPRIETARY HISTORICAL DATABASES

EDR Historical Gas Station and Dry Cleaners: EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Program Properties
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 06/01/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 06/04/04
Date of Next Scheduled EDR Contact: 08/30/04

US BROWNFIELDS: A Listing of Brownfields Sites
Source: Environmental Protection Agency
Telephone: 202-566-2777
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: N/A
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK®-PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

INDIAN WELLS TENNIS GARDEN
78200 MILES AVE/WASHINGTON ST
INDIAN WELLS, CA 92210

TARGET PROPERTY COORDINATES

Latitude (North):	33.721802 - 33' 43' 18.5"
Longitude (West):	116.302299 - 116' 18' 8.3"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	564642.4
UTM Y (Meters):	3731335.2
Elevation:	140 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

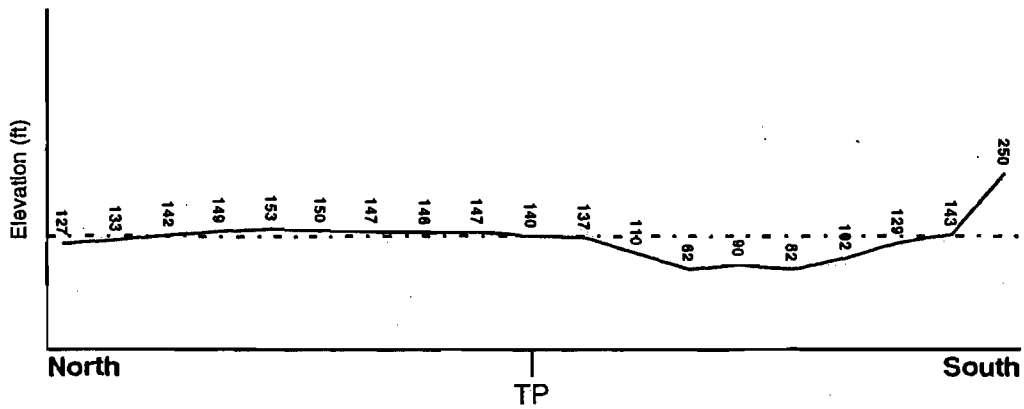
TOPOGRAPHIC INFORMATION

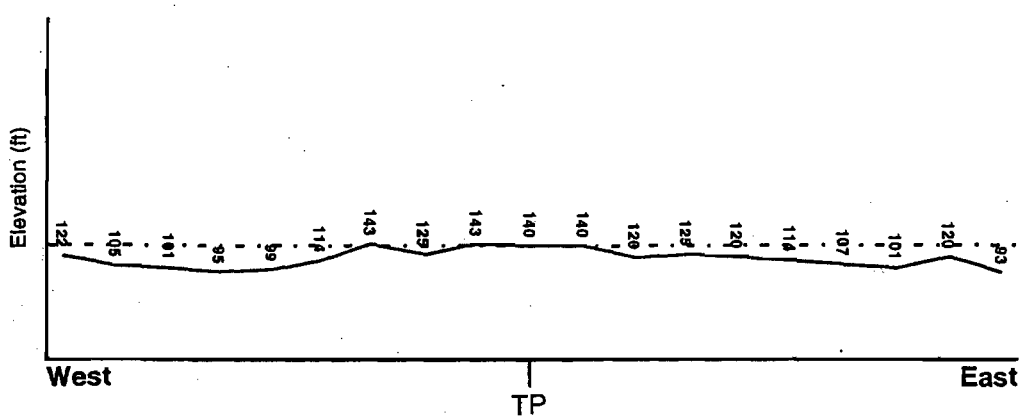
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map:	33116-F3 LA QUINTA, CA
General Topographic Gradient:	General South
Source:	USGS 7.5 min quad index

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 140 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
RIVERSIDE, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 0602452260C

Additional Panels in search area:
0602452255B
0602540002D
0607090005B
0602540004D

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
LA QUINTA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: DUNE LAND

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information

	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 0.00 Min: 0.00

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
2	6 inches	60 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: fine sand
loamy sand

Surficial Soil Types: fine sand
loamy sand

Shallow Soil Types: loamy sand

Deeper Soil Types: stratified

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B5	USGS0151935	1/2 - 1 Mile SSW
6	USGS0152026	1/2 - 1 Mile WSW
B7	USGS0152001	1/2 - 1 Mile SSW
C8	USGS0151936	1/2 - 1 Mile SE
10	USGS0152070	1/2 - 1 Mile North
14	USGS0151967	1/2 - 1 Mile East
D15	USGS0152140	1/2 - 1 Mile North
E18	USGS0151919	1/2 - 1 Mile SSE
E19	USGS0151918	1/2 - 1 Mile SSE
20	USGS0152020	1/2 - 1 Mile WSW
22	USGS0152148	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	6035	1/8 - 1/4 Mile East
A2	6034	1/8 - 1/4 Mile East
A3	6036	1/8 - 1/4 Mile East
4	5974	1/4 - 1/2 Mile SSE
C9	6065	1/2 - 1 Mile SE
D11	6033	1/2 - 1 Mile North
D12	5940	1/2 - 1 Mile North
D13	5941	1/2 - 1 Mile North
16	6037	1/2 - 1 Mile ENE
17	5975	1/2 - 1 Mile West
21	6064	1/2 - 1 Mile SE

PHYSICAL SETTING SOURCE MAP - 1224453.2s

County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data
Oil, gas or related wells

TARGET PROPERTY:	Indian Wells Tennis Garden	CUSTOMER:	Env. Data Solutions Group
ADDRESS:	78200 Miles Ave/Washington St	CONTACT:	Suzi Rosen
CITY/STATE/ZIP:	Indian Wells CA 92210	INQUIRY #:	1224453.2s
LAT/LONG:	33.7218 / 116.3023	DATE:	July 06, 2004 10:18 am

Map ID Direction Distance Elevation	Database	EDR ID Number
A1 **East** **1/8 - 1/4 Mile** **Lower**	**CA WELLS**	**6035**

Water System Information:

Prime Station Code:	05S/07E-19D01 S	User ID:	WAT
FRDS Number:	3310001122	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Inactive Untreated
Source Lat/Long:	334320.0 1161750.0	Precision:	100 Feet (one Second)
Source Name:	WELL 5736 - INACTIVE		
System Number:	3310001		
System Name:	Coachella VWD: Cove Community		
Organization That Operates System:			
	P.O. Box 1058		
	Coachella, CA 92236		
Pop Served:	167782	Connections:	59922
Area Served:	COVE COMMUNITIES		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	02/09/1987	Findings:	21.700 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	02/09/1987	Findings:	281.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	02/09/1987	Findings:	7.980
Chemical:	FIELD PH		
Sample Collected:	02/09/1987	Findings:	111.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	02/09/1987	Findings:	136.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	02/09/1987	Findings:	89.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	02/09/1987	Findings:	29.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	02/09/1987	Findings:	4.100 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	02/09/1987	Findings:	24.000 MG/L
Chemical:	SODIUM		
Sample Collected:	02/09/1987	Findings:	1.100
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	02/09/1987	Findings:	3.200 MG/L
Chemical:	POTASSIUM		
Sample Collected:	02/09/1987	Findings:	8.800 MG/L
Chemical:	CHLORIDE		
Sample Collected:	02/09/1987	Findings:	.370 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	02/09/1987	Findings:	50.000 UG/L
Chemical:	BORON		
Sample Collected:	02/09/1987	Findings:	2.000 UG/L
Chemical:	CADMIUM		

Sample Collected:	02/09/1987	Findings:	9.000 UG/L
Chemical:	LEAD		
Sample Collected:	02/09/1987	Findings:	173.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	02/09/1987	Findings:	- 3.530
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	02/09/1987	Findings:	8.120 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/09/1987	Findings:	.200 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	02/09/1987	Findings:	12.060
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04/12/1988	Findings:	22.200 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	04/04/1990	Findings:	22.900 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	04/04/1990	Findings:	310.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	04/04/1990	Findings:	8.200
Chemical:	FIELD PH		
Sample Collected:	04/04/1990	Findings:	8.000
Chemical:	PH (LABORATORY)		
Sample Collected:	04/04/1990	Findings:	102.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	04/04/1990	Findings:	125.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	04/04/1990	Findings:	101.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	04/04/1990	Findings:	32.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	04/04/1990	Findings:	5.100 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	04/04/1990	Findings:	23.000 MG/L
Chemical:	SODIUM		
Sample Collected:	04/04/1990	Findings:	1.010
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	04/04/1990	Findings:	2.800 MG/L
Chemical:	POTASSIUM		
Sample Collected:	04/04/1990	Findings:	8.100 MG/L
Chemical:	CHLORIDE		
Sample Collected:	04/04/1990	Findings:	.360 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	04/04/1990	Findings:	.001 UG/L
Chemical:	FOAMING AGENTS (MBAS)		
Sample Collected:	04/04/1990	Findings:	221.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	04/04/1990	Findings:	.160
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	04/04/1990	Findings:	16.000 MG/L
Chemical:	NITRATE (AS NO3)		

Sample Collected:	04/04/1990	Findings:	.110 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	04/04/1990	Findings:	12.290
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04/10/1991	Findings:	2.100 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	04/10/1991	Findings:	1.100 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	11/19/1991	Findings:	3.100 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	11/19/1991	Findings:	.920 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	01/10/1992	Findings:	1.900 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	01/10/1992	Findings:	1.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		

A2
East
1/8 - 1/4 Mile
Lower

CA WELLS 6034

Water System Information:

Prime Station Code:	05S/07E-19A01 S	User ID:	WAT
FRDS Number:	3310001117	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	334320.0 1161750.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 5708		
System Number:	3310001		
System Name:	Coachella VWD: Cove Community		
Organization That Operates System:	P.O. Box 1058 Coachella, CA 92236		
Pop Served:	167782	Connections:	59922
Area Served:	COVE COMMUNITIES		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	03/22/1990	Findings:	22.800 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	03/22/1990	Findings:	270.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	03/22/1990	Findings:	7.600
Chemical:	FIELD PH		
Sample Collected:	03/22/1990	Findings:	7.800
Chemical:	PH (LABORATORY)		
Sample Collected:	03/22/1990	Findings:	110.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	03/22/1990	Findings:	135.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	03/22/1990	Findings:	102.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	03/22/1990	Findings:	30.000 MG/L
Chemical:	CALCIUM		

Sample Collected:	03/22/1990	Findings:	6.700 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	03/22/1990	Findings:	22.000 MG/L
Chemical:	SODIUM		
Sample Collected:	03/22/1990	Findings:	.940
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	03/22/1990	Findings:	3.200 MG/L
Chemical:	POTASSIUM		
Sample Collected:	03/22/1990	Findings:	7.800 MG/L
Chemical:	CHLORIDE		
Sample Collected:	03/22/1990	Findings:	.510 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	03/22/1990	Findings:	179.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	03/22/1990	Findings:	- .450
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	03/22/1990	Findings:	4.200 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03/22/1990	Findings:	.150 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	03/22/1990	Findings:	11.690
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04/10/1991	Findings:	2.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	04/10/1991	Findings:	1.100 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	10/09/1991	Findings:	2.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	10/09/1991	Findings:	.610 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	01/08/1992	Findings:	2.400 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	01/08/1992	Findings:	1.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	12/21/1993	Findings:	310.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	12/21/1993	Findings:	8.100
Chemical:	PH (LABORATORY)		
Sample Collected:	12/21/1993	Findings:	110.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	12/21/1993	Findings:	130.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	12/21/1993	Findings:	110.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	12/21/1993	Findings:	34.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	12/21/1993	Findings:	5.700 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	12/21/1993	Findings:	20.000 MG/L
Chemical:	SODIUM		

Sample Collected:	12/21/1993	Findings:	3.400 MG/L
Chemical:	POTASSIUM		
Sample Collected:	12/21/1993	Findings:	7.600 MG/L
Chemical:	CHLORIDE		
Sample Collected:	12/21/1993	Findings:	.470 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	12/21/1993	Findings:	191.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	12/21/1993	Findings:	7.200 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12/21/1993	Findings:	.350 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	08/02/1994	Findings:	320.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	08/02/1994	Findings:	110.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	08/02/1994	Findings:	36.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	08/02/1994	Findings:	9.300 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/14/1995	Findings:	6.700 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	02/14/1995	Findings:	1.400 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	05/16/1995	Findings:	1.400 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	05/16/1995	Findings:	1.600 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	08/01/1995	Findings:	6.700 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08/01/1995	Findings:	1500.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	08/07/1995	Findings:	1.200 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	08/07/1995	Findings:	2.100 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	11/15/1995	Findings:	4.700 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	11/15/1995	Findings:	1.100 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	07/02/1996	Findings:	12.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07/02/1996	Findings:	2700.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		

Map ID Direction Distance Elevation	Database	EDR ID Number
A3 **East** **1/8 - 1/4 Mile** **Lower**	**CA WELLS**	**6036**

Water System Information:

Prime Station Code:	05S/07E-19D02 S	User ID:	WAT
FRDS Number:	3310001119	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Inactive Untreated
Source Lat/Long:	334320.0 1161750.0	Precision:	100 Feet (one Second)
Source Name:	WELL 5710 - INACTIVE		
System Number:	3310001		
System Name:	Coachella VWD: Cove Community		
Organization That Operates System:			
	P.O. Box 1058		
	Coachella, CA 92236		
Pop Served:	167782	Connections:	59922
Area Served:	COVE COMMUNITIES		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	10/16/1991	Findings:	1.900 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	10/16/1991	Findings:	.670 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	10/29/1991	Findings:	22.900 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	10/29/1991	Findings:	320.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	10/29/1991	Findings:	7.600
Chemical:	FIELD PH		
Sample Collected:	10/29/1991	Findings:	7.800
Chemical:	PH (LABORATORY)		
Sample Collected:	10/29/1991	Findings:	97.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	10/29/1991	Findings:	119.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	10/29/1991	Findings:	99.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	10/29/1991	Findings:	33.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	10/29/1991	Findings:	3.900 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	10/29/1991	Findings:	22.000 MG/L
Chemical:	SODIUM		
Sample Collected:	10/29/1991	Findings:	.960
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	10/29/1991	Findings:	4.900 MG/L
Chemical:	POTASSIUM		
Sample Collected:	10/29/1991	Findings:	7.500 MG/L
Chemical:	CHLORIDE		

Sample Collected:	10/29/1991	Findings:	.320 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	10/29/1991	Findings:	.020 UG/L
Chemical:	BORON		
Sample Collected:	10/29/1991	Findings:	.003 UG/L
Chemical:	FOAMING AGENTS (MBAS)		
Sample Collected:	10/29/1991	Findings:	194.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	10/29/1991	Findings:	- .450
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	10/29/1991	Findings:	26.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10/29/1991	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	10/29/1991	Findings:	1.680
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	01/08/1992	Findings:	2.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	01/08/1992	Findings:	.900 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	05/19/1992	Findings:	5.200 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	05/19/1992	Findings:	1.500 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	06/15/1993	Findings:	23.000 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	06/15/1993	Findings:	340.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	06/15/1993	Findings:	7.900
Chemical:	FIELD PH		
Sample Collected:	06/15/1993	Findings:	8.200
Chemical:	PH (LABORATORY)		
Sample Collected:	06/15/1993	Findings:	96.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	06/15/1993	Findings:	120.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	06/15/1993	Findings:	110.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	06/15/1993	Findings:	36.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	06/15/1993	Findings:	4.200 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	06/15/1993	Findings:	25.000 MG/L
Chemical:	SODIUM		
Sample Collected:	06/15/1993	Findings:	1.100
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	06/15/1993	Findings:	3.500 MG/L
Chemical:	POTASSIUM		
Sample Collected:	06/15/1993	Findings:	9.600 MG/L
Chemical:	CHLORIDE		

Sample Collected:	06/15/1993	Findings:	.290 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	06/15/1993	Findings:	.050 UG/L
Chemical:	BORON		
Sample Collected:	06/15/1993	Findings:	130.000 UG/L
Chemical:	IRON		
Sample Collected:	06/15/1993	Findings:	230.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	06/15/1993	Findings:	- .140
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	06/15/1993	Findings:	30.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	06/15/1993	Findings:	.200 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	06/15/1993	Findings:	12.000
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	06/15/1993	Findings:	6700.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	10/05/1993	Findings:	32.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05/03/1994	Findings:	34.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05/03/1994	Findings:	7600.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	07/20/1994	Findings:	360.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	07/20/1994	Findings:	8.300
Chemical:	PH (LABORATORY)		
Sample Collected:	07/20/1994	Findings:	100.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	07/20/1994	Findings:	120.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07/20/1994	Findings:	120.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	07/20/1994	Findings:	40.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	07/20/1994	Findings:	4.700 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	07/20/1994	Findings:	26.000 MG/L
Chemical:	SODIUM		
Sample Collected:	07/20/1994	Findings:	3.600 MG/L
Chemical:	POTASSIUM		
Sample Collected:	07/20/1994	Findings:	11.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	07/20/1994	Findings:	.300 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	07/20/1994	Findings:	240.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07/20/1994	Findings:	35.000 MG/L
Chemical:	NITRATE (AS NO3)		

Sample Collected:	07/20/1994	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	08/01/1994	Findings:	34.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10/03/1994	Findings:	32.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/06/1995	Findings:	39.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/06/1995	Findings:	8800.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		

4
SSE **CA WELLS** **5974**
1/4 - 1/2 Mile
Lower

Water System Information:

Prime Station Code:	05S/06E-24G01 S	User ID:	WAT
FRDS Number:	3310001085	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	334300.0 1161800.0	Precision:	100 Feet (one Second)
Source Name:	WELL 5636		
System Number:	3310001		
System Name:	Coachella VWD: Cove Community		
Organization That Operates System:	P.O. Box 1058 Coachella, CA 92236		
Pop Served:	167782	Connections:	59922
Area Served:	COVE COMMUNITIES		

Sample Information: *** Only Findings Above Detection Level Are Listed**

Sample Collected:	02/02/1987	Findings:	19.400 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	02/02/1987	Findings:	252.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	02/02/1987	Findings:	8.040
Chemical:	FIELD PH		
Sample Collected:	02/02/1987	Findings:	81.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	02/02/1987	Findings:	98.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	02/02/1987	Findings:	45.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	02/02/1987	Findings:	17.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	02/02/1987	Findings:	.700 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	02/02/1987	Findings:	35.000 MG/L
Chemical:	SODIUM		
Sample Collected:	02/02/1987	Findings:	2.260
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	02/02/1987	Findings:	2.700 MG/L
Chemical:	POTASSIUM		

Sample Collected:	02/02/1987	Findings:	16.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	02/02/1987	Findings:	.300 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	02/02/1987	Findings:	50.000 UG/L
Chemical:	BORON		
Sample Collected:	02/02/1987	Findings:	170.000 UG/L
Chemical:	IRON		
Sample Collected:	02/02/1987	Findings:	156.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	02/02/1987	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	05/07/1990	Findings:	25.300 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	05/07/1990	Findings:	240.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	05/07/1990	Findings:	7.900
Chemical:	FIELD PH		
Sample Collected:	05/07/1990	Findings:	8.000
Chemical:	PH (LABORATORY)		
Sample Collected:	05/07/1990	Findings:	84.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	05/07/1990	Findings:	103.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	05/07/1990	Findings:	59.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	05/07/1990	Findings:	20.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	05/07/1990	Findings:	2.100 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	05/07/1990	Findings:	29.000 MG/L
Chemical:	SODIUM		
Sample Collected:	05/07/1990	Findings:	1.640
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	05/07/1990	Findings:	3.600 MG/L
Chemical:	POTASSIUM		
Sample Collected:	05/07/1990	Findings:	14.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	05/07/1990	Findings:	.330 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	05/07/1990	Findings:	12.000 UG/L
Chemical:	CHROMIUM (TOTAL)		
Sample Collected:	05/07/1990	Findings:	.003 UG/L
Chemical:	FOAMING AGENTS (MBAS)		
Sample Collected:	05/07/1990	Findings:	172.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	05/07/1990	Findings:	- .430
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	05/07/1990	Findings:	2.100 NTU
Chemical:	TURBIDITY (LAB)		

Sample Collected:	05/07/1990	Findings:	11.700
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04/09/1991	Findings:	1.400 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	04/09/1991	Findings:	.800 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	10/09/1991	Findings:	.500 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	01/08/1992	Findings:	2.100 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	01/08/1992	Findings:	.900 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	04/27/1993	Findings:	25.000 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	04/27/1993	Findings:	270.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	04/27/1993	Findings:	7.500
Chemical:	FIELD PH		
Sample Collected:	04/27/1993	Findings:	7.700
Chemical:	PH (LABORATORY)		
Sample Collected:	04/27/1993	Findings:	94.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	04/27/1993	Findings:	115.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	04/27/1993	Findings:	440.000 UG/L
Chemical:	NITRATE NITROGEN (NO3-N)		
Sample Collected:	04/27/1993	Findings:	75.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	04/27/1993	Findings:	25.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	04/27/1993	Findings:	3.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	04/27/1993	Findings:	25.000 MG/L
Chemical:	SODIUM		
Sample Collected:	04/27/1993	Findings:	1.270
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	04/27/1993	Findings:	3.100 MG/L
Chemical:	POTASSIUM		
Sample Collected:	04/27/1993	Findings:	11.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	04/27/1993	Findings:	.250 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	04/27/1993	Findings:	.060 UG/L
Chemical:	BORON		
Sample Collected:	04/27/1993	Findings:	110.000 UG/L
Chemical:	ALUMINUM		
Sample Collected:	04/27/1993	Findings:	167.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	04/27/1993	Findings:	- .710
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		

Sample Collected:	04/27/1993	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	04/27/1993	Findings:	11.000
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04/27/1993	Findings:	440.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	07/20/1994	Findings:	260.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	07/20/1994	Findings:	8.100
Chemical:	PH (LABORATORY)		
Sample Collected:	07/20/1994	Findings:	89.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	07/20/1994	Findings:	110.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07/20/1994	Findings:	64.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	07/20/1994	Findings:	22.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	07/20/1994	Findings:	2.100 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	07/20/1994	Findings:	29.000 MG/L
Chemical:	SODIUM		
Sample Collected:	07/20/1994	Findings:	2.700 MG/L
Chemical:	POTASSIUM		
Sample Collected:	07/20/1994	Findings:	11.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	07/20/1994	Findings:	.300 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	07/20/1994	Findings:	170.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07/20/1994	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	02/27/1995	Findings:	2.800 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	02/27/1995	Findings:	.700 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	09/06/1995	Findings:	25.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09/06/1995	Findings:	570.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		

B5
SSW
1/2 - 1 Mile
Lower

FED USGS **USGS0151935**

Agency:	USGS	Site ID:	334248116181401
Site Name:	005S006E25A001S		
Dec. Latitude:	33.71336		
Dec. Longitude:	-116.30473		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	85.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

6
WSW
1/2 - 1 Mile
Lower

FED USGS **USGS0152026**

Agency:	USGS	Site ID:	334310116184201
Site Name:	005S006E24K001S		
Dec. Latitude:	33.71947		
Dec. Longitude:	-116.31251		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	104.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	153		
Hole depth:	391	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

B7
SSW
1/2 - 1 Mile
Lower

FED USGS **USGS0152001**

Agency:	USGS	Site ID:	334248116181801
Site Name:	005S006E25A002S		
Dec. Latitude:	33.71336		
Dec. Longitude:	-116.30584		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	80.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

C8
SE
1/2 - 1 Mile
Lower

FED USGS **USGS0151936**

Agency:	USGS	Site ID:	334251116174001
Site Name:	005S007E30C003S		
Dec. Latitude:	33.71419		
Dec. Longitude:	-116.29529		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	75.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

C9
SE
1/2 - 1 Mile
Lower

CA WELLS **6065**

Water System Information:

Prime Station Code:	05S/07E-30C02 S	User ID:	33C
FRDS Number:	3301516001	County:	Riverside
District Number:	63	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	334248.0 1161740.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01		

System Number: 3301516
System Name: POINT HAPPY RANCH
Organization That Operates System:
Not Reported
Pop Served: Unknown, Small System Connections: Unknown, Small System
Area Served: Not Reported

10
North
1/2 - 1 Mile
Higher

FED USGS USGS0152070

Agency: USGS Site ID: 334357116180701
Site Name: 005S007E18N002S
Dec. Latitude: 33.73252
Dec. Longitude: -116.30279
Coord Sys: NAD83
State: CA
County: Riverside County
Altitude: 140.00
Hydrologic code: 18100200
Topographic: Not Reported
Site Type: Ground-water other than Spring
Const Date: Not Reported Inven Date: Not Reported
Well Type: Single well, other than collector or Ranney type
Primary Aquifer: Not Reported
Aquifer type: Not Reported
Well depth: 530
Hole depth: Not Reported Source: Not Reported
Project no: Not Reported

Ground-water levels, Number of Measurements: 0

D11
North
1/2 - 1 Mile
Lower

CA WELLS 6033

Water System Information:
Prime Station Code: 05S/07E-18M02 S User ID: WAT
FRDS Number: 3310001121 County: Riverside
District Number: 14 Station Type: WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type: Well/Groundwater Well Status: Inactive Untreated
Source Lat/Long: 334400.0 1161800.0 Precision: 100 Feet (one Second)
Source Name: WELL 5730 - INACTIVE
System Number: 3310001
System Name: Coachella VWD: Cove Community
Organization That Operates System:
P.O. Box 1058
Coachella, CA 92236
Pop Served: 167782 Connections: 59922
Area Served: COVE COMMUNITIES

D12
North
1/2 - 1 Mile
Lower

CA WELLS 5940

Water System Information:

Prime Station Code:	05S/06E-13K01 S	User ID:	WAT
FRDS Number:	3310001083	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Inactive Untreated
Source Lat/Long:	334400.0 1161800.0	Precision:	100 Feet (one Second)
Source Name:	WELL 5634 - INACTIVE		
System Number:	3310001		
System Name:	Coachella VWD: Cove Community		
Organization That Operates System:			
	P.O. Box 1058		
	Coachella, CA 92236		
Pop Served:	167782	Connections:	59922
Area Served:	COVE COMMUNITIES		

D13
North
1/2 - 1 Mile
Lower

CA WELLS 5941

Water System Information:

Prime Station Code:	05S/06E-13R01 S	User ID:	WAT
FRDS Number:	3310001082	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	334400.0 1161800.0	Precision:	100 Feet (one Second)
Source Name:	WELL 5633		
System Number:	3310001		
System Name:	Coachella VWD: Cove Community		
Organization That Operates System:			
	P.O. Box 1058		
	Coachella, CA 92236		
Pop Served:	167782	Connections:	59922
Area Served:	COVE COMMUNITIES		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	04/17/1990	Findings:	22.200 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	04/17/1990	Findings:	290.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	04/17/1990	Findings:	7.330
Chemical:	FIELD PH		
Sample Collected:	04/17/1990	Findings:	7.400
Chemical:	PH (LABORATORY)		
Sample Collected:	04/17/1990	Findings:	114.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	04/17/1990	Findings:	140.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	04/17/1990	Findings:	108.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	04/17/1990	Findings:	34.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	04/17/1990	Findings:	5.600 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	04/17/1990	Findings:	18.000 MG/L
Chemical:	SODIUM		

Sample Collected:	04/17/1990	Findings:	.750
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	04/17/1990	Findings:	3.500 MG/L
Chemical:	POTASSIUM		
Sample Collected:	04/17/1990	Findings:	6.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	04/17/1990	Findings:	.430 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	04/17/1990	Findings:	.006 UG/L
Chemical:	FOAMING AGENTS (MBAS)		
Sample Collected:	04/17/1990	Findings:	147.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	04/17/1990	Findings:	- .640
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	04/17/1990	Findings:	6.400 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04/17/1990	Findings:	.060 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	04/17/1990	Findings:	11.490
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04/09/1991	Findings:	.500 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	10/10/1991	Findings:	2.600 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	10/10/1991	Findings:	.640 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	01/08/1992	Findings:	1.300 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	01/08/1992	Findings:	.800 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	04/27/1993	Findings:	26.000 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	04/27/1993	Findings:	300.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	04/27/1993	Findings:	7.700
Chemical:	FIELD PH		
Sample Collected:	04/27/1993	Findings:	7.600
Chemical:	PH (LABORATORY)		
Sample Collected:	04/27/1993	Findings:	113.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	04/27/1993	Findings:	139.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	04/27/1993	Findings:	1900.000 UG/L
Chemical:	NITRATE NITROGEN (NO3-N)		
Sample Collected:	04/27/1993	Findings:	107.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	04/27/1993	Findings:	35.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	04/27/1993	Findings:	4.800 MG/L
Chemical:	MAGNESIUM		

Sample Collected:	04/27/1993	Findings:	20.000 MG/L
Chemical:	SODIUM		
Sample Collected:	04/27/1993	Findings:	.830
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	04/27/1993	Findings:	3.500 MG/L
Chemical:	POTASSIUM		
Sample Collected:	04/27/1993	Findings:	4.300 MG/L
Chemical:	CHLORIDE		
Sample Collected:	04/27/1993	Findings:	.420 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	04/27/1993	Findings:	.060 UG/L
Chemical:	BORON		
Sample Collected:	04/27/1993	Findings:	200.000 UG/L
Chemical:	IRON		
Sample Collected:	04/27/1993	Findings:	192.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	04/27/1993	Findings:	- .250
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	04/27/1993	Findings:	8.300 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04/27/1993	Findings:	.150 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	04/27/1993	Findings:	12.000
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04/27/1993	Findings:	1900.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	07/20/1994	Findings:	290.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	07/20/1994	Findings:	8.300
Chemical:	PH (LABORATORY)		
Sample Collected:	07/20/1994	Findings:	120.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	07/20/1994	Findings:	130.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07/20/1994	Findings:	6.800 MG/L
Chemical:	CARBONATE ALKALINITY		
Sample Collected:	07/20/1994	Findings:	110.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	07/20/1994	Findings:	32.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	07/20/1994	Findings:	6.200 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	07/20/1994	Findings:	20.000 MG/L
Chemical:	SODIUM		
Sample Collected:	07/20/1994	Findings:	3.200 MG/L
Chemical:	POTASSIUM		
Sample Collected:	07/20/1994	Findings:	6.300 MG/L
Chemical:	CHLORIDE		
Sample Collected:	07/20/1994	Findings:	.600 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		

Sample Collected:	07/20/1994	Findings:	180.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07/20/1994	Findings:	3.100 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07/20/1994	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	09/06/1995	Findings:	19.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09/06/1995	Findings:	4400.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	11/15/1995	Findings:	.023 UG/L
Chemical:	DIBROMOCHLOROPROPANE (DBCP)		
Sample Collected:	12/18/1995	Findings:	.042 UG/L
Chemical:	DIBROMOCHLOROPROPANE (DBCP)		
Sample Collected:	12/19/1995	Findings:	.038 UG/L
Chemical:	DIBROMOCHLOROPROPANE (DBCP)		
Sample Collected:	10/02/1996	Findings:	.070 UG/L
Chemical:	DIBROMOCHLOROPROPANE (DBCP)		
Sample Collected:	12/11/1996	Findings:	.770 UG/L
Chemical:	BROMOFORM (THM)		
Sample Collected:	12/11/1996	Findings:	.770 UG/L
Chemical:	TOTAL TRIHALOMETHANES		

14
East
1/2 - 1 Mile
Lower

FED USGS **USGS0151967**

Agency:	USGS	Site ID:	334320116171201
Site Name:	005S007E19H001S		
Dec. Latitude:	33.72224		
Dec. Longitude:	-116.28751		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	100.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

D15
North
1/2 - 1 Mile
Lower

FED USGS **USGS0152140**

Agency:	USGS	Site ID:	334403116180201
Site Name:	005S007E18L001S		
Dec. Latitude:	33.73419		
Dec. Longitude:	-116.3014		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	119.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

16
ENE
1/2 - 1 Mile
Lower

CA WELLS 6037

Water System Information:

Prime Station Code:	05S/07E-19H02 S	User ID:	33C
FRDS Number:	3301734001	County:	Riverside
District Number:	63	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	334328.0 1161713.0	Precision:	100 Feet (one Second)
Source Name:	WELL 02 NORTH		
System Number:	3301734		
System Name:	VISTA DUNES PARK		
Organization That Operates System:			
	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

17
West
1/2 - 1 Mile
Lower

CA WELLS 5975

Water System Information:

Prime Station Code:	05S/06E-24M01 S	User ID:	WAT
FRDS Number:	3310001087	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Inactive Untreated
Source Lat/Long:	334318.0 1161900.0	Precision:	100 Feet (one Second)
Source Name:	WELL 5638 - INACTIVE		
System Number:	3310001		
System Name:	Coachella VWD: Cove Community		
Organization That Operates System:			
	P.O. Box 1058		
	Coachella, CA 92236		
Pop Served:	167782	Connections:	59922
Area Served:	COVE COMMUNITIES		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	02/02/1987	Findings:	22.200 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	02/02/1987	Findings:	367.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	02/02/1987	Findings:	7.730
Chemical:	FIELD PH		
Sample Collected:	02/02/1987	Findings:	105.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	02/02/1987	Findings:	128.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	02/02/1987	Findings:	115.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	02/02/1987	Findings:	37.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	02/02/1987	Findings:	5.800 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	02/02/1987	Findings:	30.000 MG/L
Chemical:	SODIUM		
Sample Collected:	02/02/1987	Findings:	1.210
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	02/02/1987	Findings:	3.600 MG/L
Chemical:	POTASSIUM		
Sample Collected:	02/02/1987	Findings:	26.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	02/02/1987	Findings:	.290 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	02/02/1987	Findings:	70.000 UG/L
Chemical:	BORON		
Sample Collected:	02/02/1987	Findings:	15.000 UG/L
Chemical:	LEAD		
Sample Collected:	02/02/1987	Findings:	225.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	02/02/1987	Findings:	- 3.730
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	02/02/1987	Findings:	6.530 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/02/1987	Findings:	1.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	02/02/1987	Findings:	11.890
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	02/17/1988	Findings:	22.200 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	02/17/1988	Findings:	137.000 UG/L
Chemical:	IRON		
Sample Collected:	04/13/1988	Findings:	24.000 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	04/17/1990	Findings:	25.500 C
Chemical:	SOURCE TEMPERATURE C		

Sample Collected:	04/17/1990	Findings:	380.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	04/17/1990	Findings:	7.910
Chemical:	FIELD PH		
Sample Collected:	04/17/1990	Findings:	8.000
Chemical:	PH (LABORATORY)		
Sample Collected:	04/17/1990	Findings:	92.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	04/17/1990	Findings:	113.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	04/17/1990	Findings:	119.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	04/17/1990	Findings:	38.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	04/17/1990	Findings:	5.900 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	04/17/1990	Findings:	33.000 MG/L
Chemical:	SODIUM		
Sample Collected:	04/17/1990	Findings:	1.300
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	04/17/1990	Findings:	3.500 MG/L
Chemical:	POTASSIUM		
Sample Collected:	04/17/1990	Findings:	29.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	04/17/1990	Findings:	.240 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	04/17/1990	Findings:	.005 UG/L
Chemical:	FOAMING AGENTS (MBAS)		
Sample Collected:	04/17/1990	Findings:	237.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	04/17/1990	Findings:	- .110
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	04/17/1990	Findings:	13.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04/17/1990	Findings:	.040 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	04/17/1990	Findings:	12.030
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04/09/1991	Findings:	.700 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	10/09/1991	Findings:	1.700 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	10/09/1991	Findings:	.830 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	01/08/1992	Findings:	2.200 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	01/08/1992	Findings:	1.100 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		

Map ID Direction Distance Elevation	Database	EDR ID Number
E18 **SSE** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS0151919**

Agency:	USGS	Site ID:	334236116174201
Site Name:	005S007E30F001S		
Dec. Latitude:	33.71002		
Dec. Longitude:	-116.29584		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	76.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	182		
Hole depth:	222	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

E19 **SSE** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS0151918**

Agency:	USGS	Site ID:	334236116174101
Site Name:	005S007E30F002S		
Dec. Latitude:	33.71002		
Dec. Longitude:	-116.29556		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	76.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

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20 **WSW** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS0152020**

Agency:	USGS	Site ID:	334304116190001
Site Name:	005S006E24N001S		
Dec. Latitude:	33.7178		
Dec. Longitude:	-116.31751		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	198.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

21
SE
1/2 - 1 Mile
Lower

CA WELLS 6064

Water System Information:

Prime Station Code:	05S/07E-30A01 S	User ID:	WAT
FRDS Number:	3310001133	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	334246.0 1161721.0	Precision:	100 Feet (one Second)
Source Name:	WELL 5712		
System Number:	3310001		
System Name:	Coachella VWD: Cove Community		
Organization That Operates System:	P.O. Box 1058 Coachella, CA 92236		
Pop Served:	167782	Connections:	59922
Area Served:	COVE COMMUNITIES		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	07/06/1993	Findings:	300.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	07/06/1993	Findings:	7.800
Chemical:	FIELD PH		
Sample Collected:	07/06/1993	Findings:	8.000
Chemical:	PH (LABORATORY)		
Sample Collected:	07/06/1993	Findings:	96.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	07/06/1993	Findings:	120.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07/06/1993	Findings:	91.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	07/06/1993	Findings:	31.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	07/06/1993	Findings:	3.100 MG/L
Chemical:	MAGNESIUM		

Sample Collected:	07/06/1993	Findings:	25.000 MG/L
Chemical:	SODIUM		
Sample Collected:	07/06/1993	Findings:	1.130
Chemical:	SODIUM ABSORPTION RATIO		
Sample Collected:	07/06/1993	Findings:	3.100 MG/L
Chemical:	POTASSIUM		
Sample Collected:	07/06/1993	Findings:	9.700 MG/L
Chemical:	CHLORIDE		
Sample Collected:	07/06/1993	Findings:	.230 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	07/06/1993	Findings:	540.000 UG/L
Chemical:	ALUMINUM		
Sample Collected:	07/06/1993	Findings:	2.800 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	07/06/1993	Findings:	1.400 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	07/06/1993	Findings:	200.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07/06/1993	Findings:	- .280
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	07/06/1993	Findings:	8.200 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07/06/1993	Findings:	2.000 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	07/06/1993	Findings:	12.000
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	07/06/1993	Findings:	1800.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	08/02/1994	Findings:	290.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	08/02/1994	Findings:	99.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	08/02/1994	Findings:	31.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	08/02/1994	Findings:	6.300 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/01/1995	Findings:	3.600 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	02/01/1995	Findings:	1.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	08/01/1995	Findings:	7.600 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08/01/1995	Findings:	1700.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	07/02/1996	Findings:	9.900 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07/02/1996	Findings:	2200.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		

Map ID Direction Distance Elevation	Database	EDR ID Number
22 **NNW** **1/2 - 1 Mile** **Higher**	**FED USGS**	**USGS0152148**

Agency:	USGS	Site ID:	334406116182301
Site Name:	005S006E13J002S		
Dec. Latitude:	33.73502		
Dec. Longitude:	-116.30723		
Coord Sys:	NAD83		
State:	CA		
County:	Riverside County		
Altitude:	155.00		
Hydrologic code:	18100200		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 Pci/L	Pct. > 4 Pci/L
92210	3	0	0.00

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 92210

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.700 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

California Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6
Source: Department of Conservation
Telephone: 916-323-1779

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

EDR™ Environmental Data Resources Inc

"Linking Technology with Tradition"

Sanborn® Map Report

Ship To: Suzi Rosen
Env. Data Solutions Group
26741 Potola Parkway
Foothill Ranch, CA 92610

Order Date: 7/2/2004 **Completion Date:** 7/6/2004
Inquiry #: 1224453.3S
P.O. #: NA
Site Name: Indian Wells Tennis Garden
Address: 78200 Miles Ave/Washington St
City/State: Indian Wells, CA 92210
Cross Streets:

Customer Project: Indian Wells
2012564NIC 949-457-3483

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

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The EDR-City Directory
Abstract

Indian Wells Tennis Garden
78200 Miles Ave
Indian Wells, CA 92210

July 12, 2004

Inquiry Number: 1224453-5

EDR™ Environmental
Data Resources Inc

The Standard In Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.
City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources. Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories
City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a *"review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice." (ASTM E 1527-00, Section 7.3.2.1, page 12.)*

NAICS (North American Industry Classification System) Codes
NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: http://www.census.gov/epcd/www/naicsdev.htm.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

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SUMMARY

- *City Directories:*

This document reports that Environmental Data Resources, Inc. (EDR) searched select national repositories of business directories, and, based on client-supplied Target Property information, business directories including the Target Property information were not deemed *reasonably ascertainable* (refer to ASTM E1527-00, Section 3.3.30) by EDR. This **No Coverage** determination reflects a search only of business directory repository collections which EDR accessed. It can not be concluded from this search that no coverage for the Target Property exists anywhere, in any collection.

NO COVERAGE

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

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APPENDIX H

Traffic Impact Assessment

WILLDAN
Serving Public Agencies

13191 Crossroads Parkway North, Suite 405
Industry, California 91746-3497
562/908-6200 fax 562/695-2120
www.willdan.com

June 18, 2007

Mr. Corrie Kates
Community Development Director
City of Indian Wells
44-950 Eldorado Drive
Indian Wells, CA 92210

Subject: Supplemental Traffic Impact Analysis for Draft Supplemental EIR for Indian Wells Town Center

Dear Mr. Kates:

Willdan is pleased to submit this supplemental traffic impact analysis for the draft supplemental EIR (SEIR) for the Indian Wells Town Center. Our analysis was based on the 1998 Traffic Impact Analysis (TIA) completed for the Garden of Champions Tournament Center EIR and information received from EPC, Inc. regarding the current proposed project. Robert Bein, William Frost & Associates (RBF), completed the 1998 TIA.

STUDY METHODOLOGY

This supplemental TIA was completed to determine the traffic impacts of the current project, the Indian Wells Town Center. The project description of the "build out" of the Garden of Champions Tournament Center project and this supplemental TIA has changed. Therefore, a revised trip generation analysis was conducted based on the current project description. This revised trip generation was then compared to the 1998 TIA analyses to determine what trip differences, if any, would need to be analyzed.

Table 7(W) in Appendix A identifies the difference in the previously approved Garden of Champions (GOC) Phase 2 project and the current Indian Wells Town Center (IWTC) project. As identified in Table 7(W), the current IWTC project is estimated to generate fewer trips than the previously approved GOC Phase 2 project except during the PM peak hour outbound trips and the total number of daily trips.

With the estimated number of trips being fewer than previously analyzed, it is likely that the traffic impacts would be less than previously identified. However, with the delay in developing phase 2 of the GOC, traffic conditions and patterns have changed in the immediate area to the east of the project site bordering and in the City of La Quinta. Therefore, the traffic impacts of the current IWTC project to this immediate area of change needed to be determined based on current traffic conditions and patterns.

The analysis scenarios required in determining the traffic impacts of the IWTC project included the following:

- Existing conditions (2007)
- Existing + Cumulative Conditions
- Existing + Cumulative + Project
- Existing + Cumulative + Project with Mitigation

The 1998 TIA noted that the annual event conditions would have significant impacts on all of the study intersections, but that those impacts would be mitigated by the proposed non-event mitigation measures augmented by "special event" coordination. In keeping with this, no additional analysis has been completed for event conditions for the IWTC, since it is expected that the resulting conditions and mitigation will be much the same as that previously identified.

DATA COLLECTION

Peak hour (AM and PM) turning movement counts were taken at 6 study intersections to determine existing conditions. Three of these intersections (identified with *) were previously analyzed in the GOC 1998 TIA. These study intersections include the following:

- Washington Street at Fred Waring Drive*
- Washington Street at Via Sevilla
- Washington Street at Miles Avenue*
- Washington Street at Highway 111*
- Washington Street at 48th Avenue
- Adams Street at Highway 111

As identified in the 1998 TIA, cumulative conditions were based on the projected growth anticipated in the Coachella Valley. The 1998 TIA indicated that for "build out" conditions a 20% increase in traffic volumes was applied to all the turning movement counts of the study intersections.

To account for cumulative conditions for the current IWTC project, an analysis of the traffic volume trends of the study intersections was completed. This analysis was based on the *2007 Traffic Volume data published by the Coachella Valley Association of Governments (CVAG).* The traffic volume trends from 2003 to 2007 were analyzed to determine the average change in the traffic volumes on each segment adjacent to each study intersection. This change was then applied to the 2007 turning movement counts taken at the 6 study intersections.

These total trips were then distributed through the study intersections. The distribution pattern was generally based on the existing traffic volumes and patterns.

The traffic volumes associated with the various analysis scenarios for each of the study intersections are identified on Tables 1 through 6 in Appendix A. These volumes include existing traffic counts, cumulative conditions, and the IWTC project. The project traffic volumes shown in the Tables reflect the 34% pass-by trip reduction shown in Table 7.

Copies of the existing 2007 traffic volume counts are contained in Appendix B.

LEVEL OF SERVICE ANALYSIS

The 6 study intersections were analyzed using the *HCS+* Highway Capacity Manual computer software. The various analysis input values such as traffic signal phasing and timing, lane widths, parking, etc. were based on existing field conditions, intersection timing charts and previous studies provided by the City of La Quinta.

Table 8 in Appendix A identifies the Level of Service (LOS) for the 6 study intersections for each the analysis scenarios previously discussed. The HCM calculation sheets are included in Appendix C.

MITIGATION MEASURES

The City of Indian Wells considers peak hour level of service operation from LOS A to LOS D acceptable. Project related traffic impacts causing, or worsening LOS E or F, are considered significant and require mitigation to achieve the initial LOS without the project. Table 8 indicates that three of the study intersections currently operate at unacceptable levels of service for one or both peak hour periods. These intersections are Washington Street at Fred Waring Drive, Washington Street at Highway 111, and Washington Street at Avenue 48. In addition to these three intersections, two additional intersections are anticipated to operate at an unacceptable level of service under the existing plus cumulative (baseline) conditions. These intersections are Washington Street at Miles Avenue and Adams Street at Highway 111. Lastly, under the existing plus cumulative plus project conditions, all but one intersection will be significantly impacted by the project. This one intersection is Washington Avenue at Via Sevilla.

To bring the remaining five impacted intersections back to the original levels of service without the project, the following mitigation measures are proposed:

- Washington Street at Fred Waring Drive – Add a westbound right turn lane on Fred Waring Drive, an additional southbound through lane on Washington Street, and an additional eastbound through lane on Fred Waring Drive (With regard to this eastbound through lane, the City of Indian Wells is currently completing a

street improvement project for Fred Waring Drive that will be adding an eastbound through lane)

- Washington Street at Miles Avenue – Add an additional southbound left turn lane on Washington Street and a westbound right turn lane on Miles Avenue
- Washington Street at Highway 111 – Add a southbound right turn lane on Washington Street
- Washington Street at Avenue 48 – Add a northbound right turn lane on Washington Street
- Adams Street at Highway 111 – Add an additional westbound left turn lane and an additional eastbound left turn lane on Highway 111

Thank you for this opportunity to be of continuing service to the City of Indian Wells. Please contact me at (562) 908-6291, should you have any questions or require additional information.

Sincerely,

WILLDAN

Lew Gluesing, P.E. T.E.
Vice President

Enclosure

LG:jmk (06-160
16716/0307/R01

TABLE 1
WASHINGTON STREET AT FRED WARNING DRIVE
TRAFFIC VOLUMES (vph)

Movement	Existing		Cumulative		Exist+Cumulative		Project		Exist+Cumulative +Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NB Left	395	250	27	17	422	267	33	99	455	366
NB Thru	1064	766	73	53	1137	819	22	66	1159	885
NB Right	39	61	3	4	42	65	22	66	64	131
SB Left	190	316	34	56	224	372	0	0	224	372
SB Thru	902	1203	161	215	1063	1418	39	53	1102	1471
SB Right	212	177	38	32	250	209	0	0	250	209
EB Left	147	240	15	25	162	265	0	0	162	265
EB Thru	346	744	36	77	382	821	0	0	382	821
EB Right	178	403	19	42	197	445	58	79	255	524
WB Left	82	41	6	3	88	44	39	53	127	97
WB Thru	771	484	56	35	827	519	0	0	827	519
WB Right	298	222	21	16	319	238	0	0	319	238

TABLE 2
WASHINGTON STREET AT VIA SEVILLA
TRAFFIC VOLUMES (vph)

Movement	Existing		Cumulative		Exist+Cumulative		Project		Exist+Cumulative +Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NB Left	0	0	0	0	0	0	78	106	78	106
NB Thru	1519	1147	215	162	1734	1309	22	66	1756	1375
NB Right	7	10	1	1	8	11	0	0	8	11
SB Left	31	48	2	3	33	51	0	0	33	51
SB Thru	1182	1640	81	113	1263	1753	0	0	1263	1753
SB Right	0	0	0	0	0	0	98	133	98	133
EB Left	0	0	0	0	0	0	55	166	55	166
EB Thru	0	0	0	0	0	0	11	33	11	33
EB Right	0	0	0	0	0	0	22	66	22	66
WB Left	3	6	0	0	3	6	0	0	3	6
WB Thru	0	0	0	0	0	0	20	27	20	27
WB Right	66	31	0	0	66	31	0	0	66	31

TABLE 3
WASHINGTON STREET AT MILES AVENUE
TRAFFIC VOLUMES (vph)

Movement	Existing		Cumulative		Exist+Cumulative		Project		Exist+Cumulative +Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NB Left	60	33	8	5	68	38	59	80	127	118
NB Thru	1261	985	172	135	1433	1120	39	53	1472	1173
NB Right	48	160	7	22	55	182	0	0	55	182
SB Left	101	233	14	33	115	266	11	33	126	299
SB Thru	989	1427	140	202	1129	1629	44	132	1173	1761
SB Right	72	20	10	3	82	23	11	33	93	56
EB Left	27	33	4	5	31	38	42	93	73	131
EB Thru	84	219	12	31	96	250	11	33	107	283
EB Right	57	63	8	9	65	72	11	33	76	105
WB Left	69	98	3	4	72	102	0	0	72	102
WB Thru	465	104	21	5	486	109	20	27	506	136
WB Right	193	103	9	5	202	108	20	27	222	135

TABLE 4
WASHINGTON STREET AT HIGHWAY 111
TRAFFIC VOLUMES (vph)

Movement	Existing		Cumulative		Exist+Cumulative		Project		Exist+Cumulative +Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NB Left	786	443	229	129	1015	572	0	0	1015	572
NB Thru	1096	764	319	222	1415	986	20	27	1435	1013
NB Right	65	113	19	33	84	146	0	0	84	146
SB Left	277	398	38	54	315	452	22	66	337	518
SB Thru	752	1009	103	138	855	1147	11	33	866	1180
SB Right	43	80	6	11	49	91	22	66	71	157
EB Left	42	175	6	26	48	201	39	53	87	254
EB Thru	439	953	66	144	505	1097	0	0	505	1097
EB Right	319	649	48	98	367	747	0	0	367	747
WB Left	83	188	15	34	98	222	0	0	98	222
WB Thru	752	596	134	106	886	702	0	0	886	702
WB Right	299	327	53	58	352	385	39	53	391	438

TABLE 5
WASHINGTON STREET AT AVENUE 48
TRAFFIC VOLUMES (vph)

Movement	Existing		Cumulative		Exist+Cumulative		Project		Exist+Cumulative +Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NB Left	0	0	0	0	0	0	0	0	0	0
NB Thru	2660	1681	819	518	3479	2199	8	11	3487	2210
NB Right	520	363	160	112	680	475	0	0	680	475
SB Left	80	239	23	70	103	309	7	20	110	329
SB Thru	941	1899	274	553	1215	2452	4	13	1219	2465
SB Right	0	0	0	0	0	0	0	0	0	0
EB Left	0	0	0	0	0	0	0	0	0	0
EB Thru	0	0	0	0	0	0	0	0	0	0
EB Right	0	0	0	0	0	0	0	0	0	0
WB Left	334	598	0	0	334	598	12	16	346	614
WB Thru	0	0	0	0	0	0	0	0	0	0
WB Right	452	288	0	0	452	288	0	0	452	288

TABLE 6
ADAMS STREET AT HIGHWAY 111
TRAFFIC VOLUMES (vph)

Movement	Existing		Cumulative		Exist+Cumulative		Project		Exist+Cumulative +Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NB Left	278	158	47	27	325	185	8	11	333	196
NB Thru	519	269	88	46	607	315	0	0	607	315
NB Right	58	29	10	5	68	34	0	0	68	34
SB Left	158	271	27	46	185	317	0	0	185	317
SB Thru	321	338	93	57	414	395	0	0	414	395
SB Right	124	110	36	19	160	129	0	0	160	129
EB Left	118	220	21	39	139	259	0	0	139	259
EB Thru	658	1226	117	219	775	1445	17	53	792	1498
EB Right	66	255	12	46	78	301	4	13	82	314
WB Left	54	147	10	26	64	173	0	0	64	173
WB Thru	935	963	167	172	1102	1135	31	42	1133	1177
WB Right	120	168	21	30	141	198	0	0	141	198

Table 7 (W)
Trip Generation Assessment
Approved vs. Proposed Project

Land Uses	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
	In	Out	Total	In	Out	Total	
Approved GOC Phase 2 Project							
Hotels (2 totaling 700 rooms)	203	161	364	245	182	427	5,768
Casitas Suites (140 units)	31	25	56	25	31	56	686
Quality Restaurants (68,000 SF)	311	68	379	380	233	613	6,117
Service Station (12 pumps)	65	62	127	79	79	158	1,834
Total	**610**	**316**	**926**	**729**	**525**	**1,254**	**14,405**
Proposed Town Center Project							
Condo/Hotel (1 totaling 300 rooms)	102	66	168	93	84	177	2,451
Movie Theater (2,400 seats)	0	0	0	72	120	192	4,440
Offices (85,700 SF)	117	16	133	21	107	128	944
Resort Residential (65 units)	12	36	48	42	24	66	622
Shopping Center (254,300 SF)	160	102	262	458	496	954	10,920
Pass-By Trip Reduction (-34%)	N/A	N/A	N/A	-156	-169	-325	-325
Total	**391**	**220**	**611**	**530**	**662**	**1,192**	**19,052**
Difference (Proposed - Approved)	**-219**	**-96**	**-315**	**-199**	**137**	**-62**	**4,647**

Notes: Approved GOC data from 1998 EIR.
Negative indicates a reduction in the number of trips originally approved.
Proposed Land Use Codes: Condo/Hotel = 310
Movie Theater = 445
Offices = 710
Resort Residential = 210
Shopping Center = 820

TABLE 8
DELAY AND LOS SUMMARY

Intersection	Existing		Exist+Cumulative		Exist+Cumulative +Project		Exist+Cumulative +Project +Mitigation	
	Delay / LOS		Delay / LOS		Delay / LOS		Delay / LOS	
	AM	PM	AM	PM	AM	PM	AM	PM
Washington St at Fred Waring Dr	56.5 - E	51.2 - D	70.5 - E	56.4 - E	70.5 - E	59.7 - E	52.2 - D	50.1 - D
Washington St at Via Sevilla	27.8 - C	29.2 - C	29.4 - C	30.2 - C	29.4 - C	30.4 - C	N/A	N/A
Washington St at Miles Ave	50.0 - D	51.7 - D	51.9 - D	59.9 - E	53.6 - D	76.9 - E	51.7 - D	59.3 - E
Washington St at Highway 111	212.8 - F	62.4 - F	436.3 - F	103.8 - F	435.9 - F	128.3 - F	435.5 - F	101.5 - F
Washington St at Avenue 48	454.3 - F	36.7 - D	976.3 - F	183.9 - F	977.6 - F	195.7 - F	498.9 - F	82.3 - F
Adams St at Highway 111	48.0 - D	50.2 - D	49.9 - D	55.2 - E	50.1 - D	56.6 - E	50.0 - D	54.1 - D

APPENDIX B

EXISTING 2007 TRAFFIC VOLUME COUNTS

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Fred Waring Drive
Weather: Sunny

File Name : LQWAFWAM
Site Code : 00719623
Start Date : 5/1/2007
Page No : 1

Groups Printed- Total Volume

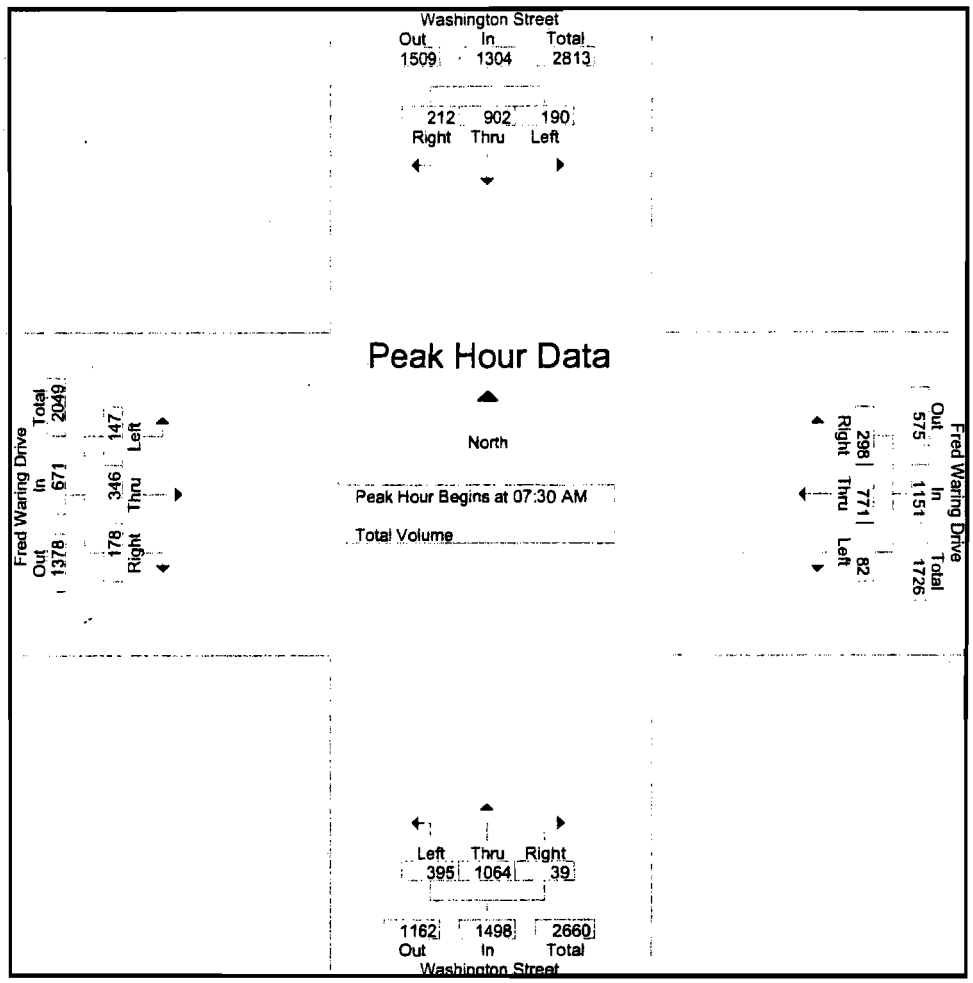
	Washington Street Southbound				Fred Waring Drive Westbound				Washington Street Northbound				Fred Waring Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
06:45 AM	32	199	39	270	6	145	61	212	42	186	4	232	13	56	31	100	814
Total	32	199	39	270	6	145	61	212	42	186	4	232	13	56	31	100	814
07:00 AM	28	215	33	276	11	132	46	189	54	217	7	278	21	71	27	119	862
07:15 AM	36	184	55	275	16	182	77	275	77	199	12	288	21	57	40	118	956
07:30 AM	36	198	58	292	15	212	74	301	113	308	9	430	26	104	31	161	1184
07:45 AM	55	252	59	366	28	210	73	311	120	281	9	410	39	81	58	178	1265
Total	155	849	205	1209	70	736	270	1076	364	1005	37	1406	107	313	156	576	4267
08:00 AM	46	200	41	287	24	207	78	309	79	284	12	375	34	76	42	152	1123
08:15 AM	53	252	54	359	15	142	73	230	83	191	9	283	48	85	47	180	1052
08:30 AM	27	203	50	280	33	180	71	284	61	229	10	300	27	81	53	161	1025
Grand Total	313	1703	389	2405	148	1410	553	2111	629	1895	72	2596	229	611	329	1169	8281
Apprch %	13	70.8	16.2		7	66.8	26.2		24.2	73	2.8		19.6	52.3	28.1		
Total %	3.8	20.6	4.7	29	1.8	17	6.7	25.5	7.6	22.9	0.9	31.3	2.8	7.4	4	14.1	

	Washington Street Southbound				Fred Waring Drive Westbound				Washington Street Northbound				Fred Waring Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	36	198	58	292	15	**212**	74	301	113	**308**	9	**430**	26	**104**	31	161	1184
07:45 AM	**55**	**252**	**59**	**366**	**28**	210	73	**311**	**120**	281	9	410	39	81	**58**	178	**1265**
08:00 AM	46	200	41	287	24	207	**78**	309	79	284	**12**	375	34	76	42	152	1123
08:15 AM	53	252	54	359	15	142	73	230	83	191	9	283	**48**	85	47	**180**	1052
Total Volume	190	902	212	1304	82	771	298	1151	395	1064	39	1498	147	346	178	671	4624
% App. Total	14.6	69.2	16.3		7.1	67	25.9		26.4	71	2.6		21.9	51.6	26.5		
PHF	.864	.895	.898	.891	.732	.909	.955	.925	.823	.864	.813	.871	.766	.832	.767	.932	.914

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Fred Waring Drive
Weather: Sunny

File Name : LQWAFWAM
Site Code : 00719623
Start Date : 5/1/2007
Page No : 2



Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:30 AM				07:15 AM				07:15 AM				07:30 AM			
+0 mins.	36	198	58	292	16	182	77	275	77	199	**12**	288	26	**104**	31	161
+15 mins.	**55**	**252**	**59**	**366**	15	**212**	74	301	113	**308**	9	**430**	39	81	**58**	178
+30 mins.	46	200	41	287	**28**	210	73	**311**	**120**	281	9	410	34	76	42	152
+45 mins.	53	252	54	359	24	207	**78**	309	79	284	12	375	**48**	85	47	**180**
Total Volume	190	902	212	1304	83	811	302	1196	389	1072	42	1503	147	346	178	671
% App. Total	14.6	69.2	16.3		6.9	67.8	25.3		25.9	71.3	2.8		21.9	51.6	26.5	
PHF	.864	.895	.898	.891	.741	.956	.968	.961	.810	.870	.875	.874	.766	.832	.767	.932

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Fred Waring Drive
Weather: Sunny

File Name : LQWAFWPM
Site Code : 00719665
Start Date : 5/1/2007
Page No : 1

Groups Printed- Total Volume

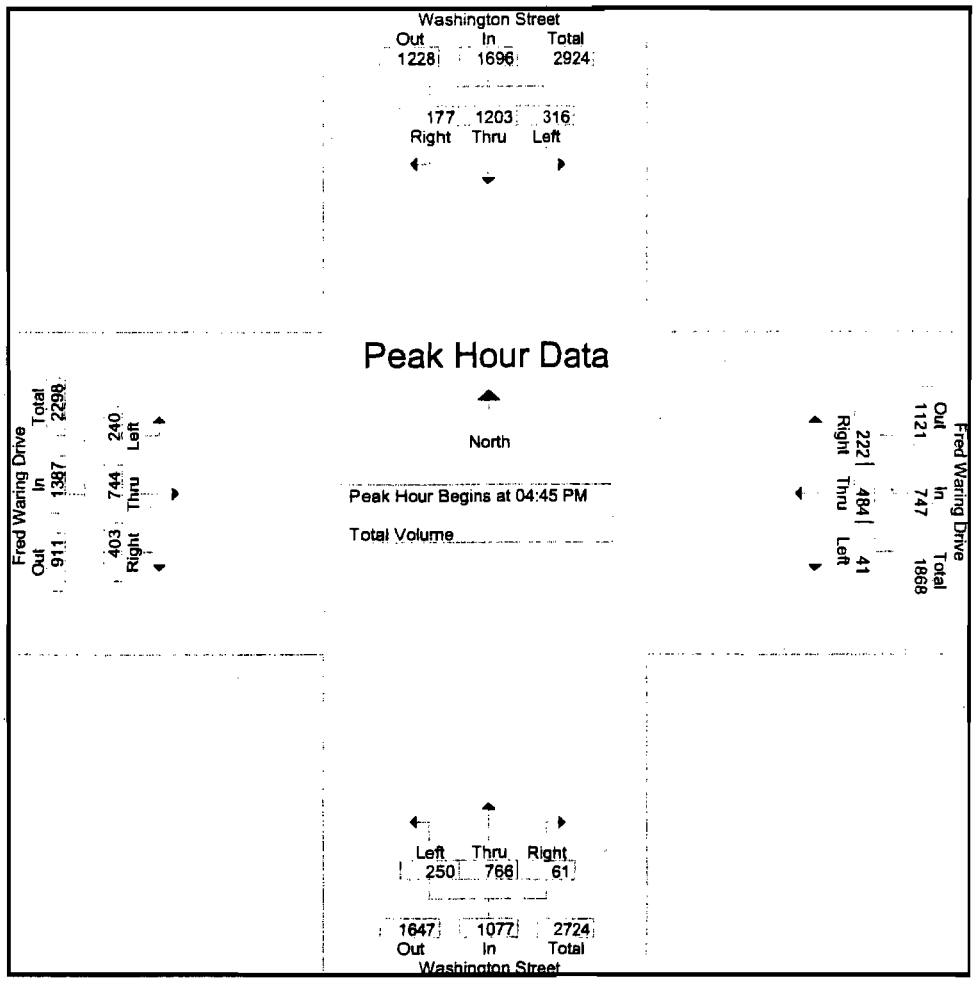
	Washington Street Southbound				Fred Waring Drive Westbound				Washington Street Northbound				Fred Waring Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	84	300	23	407	9	72	59	140	43	178	9	230	47	136	86	269	1046
04:15 PM	59	321	42	422	18	97	44	159	48	185	21	254	42	187	77	306	1141
04:30 PM	69	268	27	364	12	110	60	182	68	178	15	261	44	136	72	252	1059
04:45 PM	69	295	36	400	10	126	59	195	63	176	17	256	72	157	82	311	1162
Total	281	1184	128	1593	49	405	222	676	222	717	62	1001	205	616	317	1138	4408
05:00 PM	85	315	38	438	16	96	68	180	50	181	16	247	67	199	110	376	1241
05:15 PM	89	312	52	453	7	148	51	206	65	238	16	319	60	230	119	409	1387
05:30 PM	73	281	51	405	8	114	44	166	72	171	12	255	41	158	92	291	1117
05:45 PM	53	246	29	328	18	122	42	182	37	143	10	190	47	183	91	321	1021
Total	300	1154	170	1624	49	480	205	734	224	733	54	1011	215	770	412	1397	4766
Grand Total	581	2338	298	3217	98	885	427	1410	446	1450	116	2012	420	1386	729	2535	9174
Apprch %	18.1	72.7	9.3		7	62.8	30.3		22.2	72.1	5.8		16.6	54.7	28.8		
Total %	6.3	25.5	3.2	35.1	1.1	9.6	4.7	15.4	4.9	15.8	1.3	21.9	4.6	15.1	7.9	27.6	

	Washington Street Southbound				Fred Waring Drive Westbound				Washington Street Northbound				Fred Waring Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	69	295	36	400	10	126	59	195	63	176	17	256	72	157	82	311	1162
05:00 PM	85	315	38	438	16	96	68	180	50	181	16	247	67	199	110	376	1241
05:15 PM	89	312	52	453	7	148	51	206	65	238	16	319	60	230	119	409	1387
05:30 PM	73	281	51	405	8	114	44	166	72	171	12	255	41	158	92	291	1117
Total Volume	316	1203	177	1696	41	484	222	747	250	766	61	1077	240	744	403	1387	4907
% App. Total	18.6	70.9	10.4		5.5	64.8	29.7		23.2	71.1	5.7		17.3	53.6	29.1		
PHF	.888	.955	.851	.936	.641	.818	.816	.907	.868	.805	.897	.844	.833	.809	.847	.848	.884

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Fred Waring Drive
Weather: Sunny

File Name : LQWAFWPM
Site Code : 00719665
Start Date : 5/1/2007
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	04:45 PM				04:30 PM				04:30 PM				05:00 PM			
+0 mins.	69	295	36	400	12	110	60	182	**68**	178	15	261	**67**	199	110	376
+15 mins.	85	**315**	38	438	10	126	59	195	63	176	**17**	256	60	**230**	**119**	**409**
+30 mins.	**89**	312	**52**	**453**	**16**	96	**68**	180	50	181	16	247	41	158	92	291
+45 mins.	73	281	51	405	7	**148**	51	**206**	65	**238**	16	**319**	47	183	91	321
Total Volume	316	1203	177	1696	45	480	238	763	246	773	64	1083	215	770	412	1397
% App. Total	18.6	70.9	10.4		5.9	62.9	31.2		22.7	71.4	5.9		15.4	55.1	29.5	
PHF	.888	.955	.851	.936	.703	.811	.875	.926	.904	.812	.941	.849	.802	.837	.866	.854

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Via Sevilla
Weather: Sunny

File Name : LQWAVSAM
Site Code : 00719665
Start Date : 5/3/2007
Page No : 1

Groups Printed- Total Volume

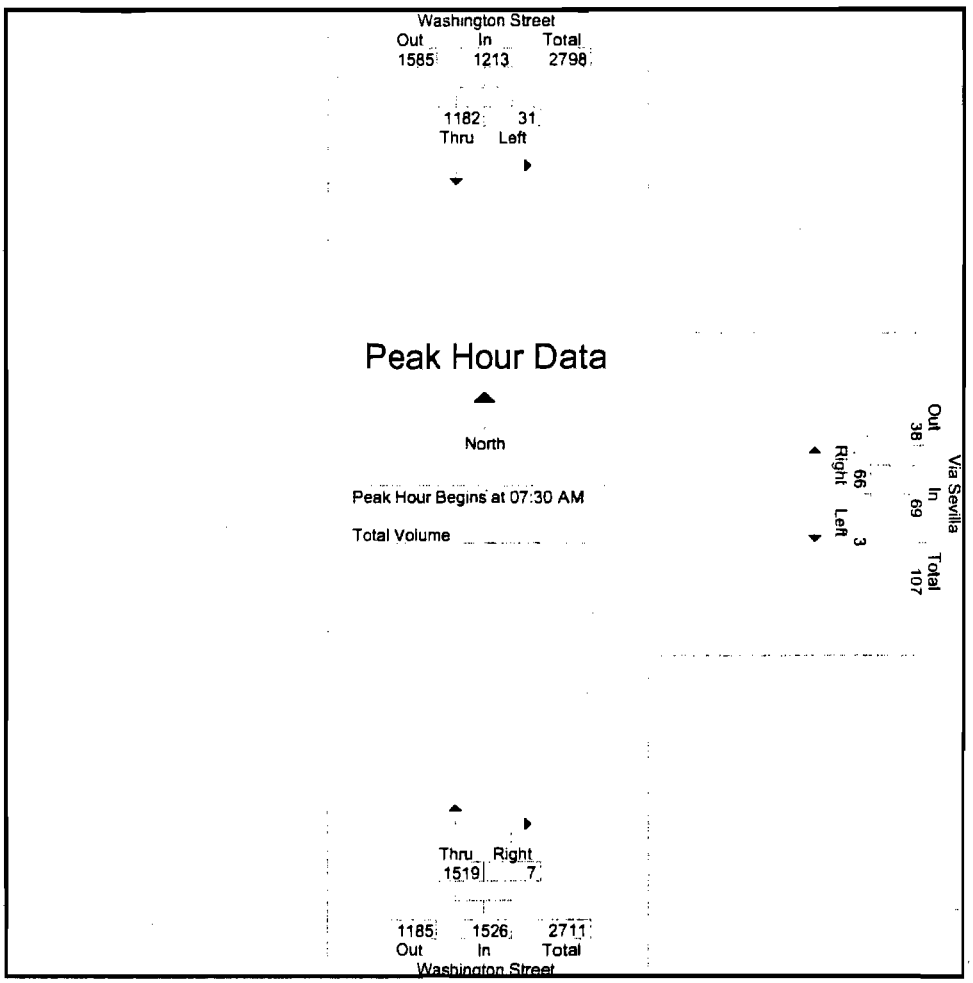
	Washington Street Southbound			Via Sevilla Westbound			Washington Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	0	200	200	2	15	17	258	2	260	477
07:15 AM	3	271	274	2	7	9	327	0	327	610
07:30 AM	3	286	289	1	13	14	478	2	480	783
07:45 AM	12	314	326	2	22	24	406	2	408	758
Total	18	1071	1089	7	57	64	1469	6	1475	2628
08:00 AM	4	268	272	0	20	20	347	2	349	641
08:15 AM	12	314	326	0	11	11	288	1	289	626
08:30 AM	9	305	314	2	11	13	305	4	309	636
08:45 AM	14	335	349	2	8	10	307	2	309	668
Total	39	1222	1261	4	50	54	1247	9	1256	2571
Grand Total	57	2293	2350	11	107	118	2716	15	2731	5199
Apprch %	2.4	97.6		9.3	90.7		99.5	0.5		
Total %	1.1	44.1	45.2	0.2	2.1	2.3	52.2	0.3	52.5	

	Washington Street Southbound			Via Sevilla Westbound			Washington Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	3	286	289	1	13	14	**478**	**2**	**480**	**783**
07:45 AM	**12**	**314**	**326**	**2**	**22**	**24**	406	2	408	758
08:00 AM	4	268	272	0	20	20	347	2	349	641
08:15 AM	12	314	326	0	11	11	288	1	289	626
Total Volume	31	1182	1213	3	66	69	1519	7	1526	2808
% App. Total	2.6	97.4		4.3	95.7		99.5	0.5		
PHF	.646	.941	.930	.375	.750	.719	.794	.875	.795	.897

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Via Sevilla
Weather: Sunny

File Name : LQWAVSAM
Site Code : 00719665
Start Date : 5/3/2007
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	08:00 AM			07:30 AM			07:15 AM		
+0 mins.	4	268	272	1	13	14	327	0	327
+15 mins.	12	314	326	**2**	**22**	**24**	**478**	**2**	**480**
+30 mins.	9	305	314	0	20	20	406	2	408
+45 mins.	**14**	**335**	**349**	0	11	11	347	2	349
Total Volume	39	1222	1261	3	66	69	1558	6	1564
% App. Total	3.1	96.9		4.3	95.7		99.6	0.4	
PHF	.696	.912	.903	.375	.750	.719	.815	.750	.815

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Via Sevilla
Weather: Sunny

File Name : LQWAVSPM
Site Code : 00719665
Start Date : 5/2/2007
Page No : 1

Groups Printed- Total Volume

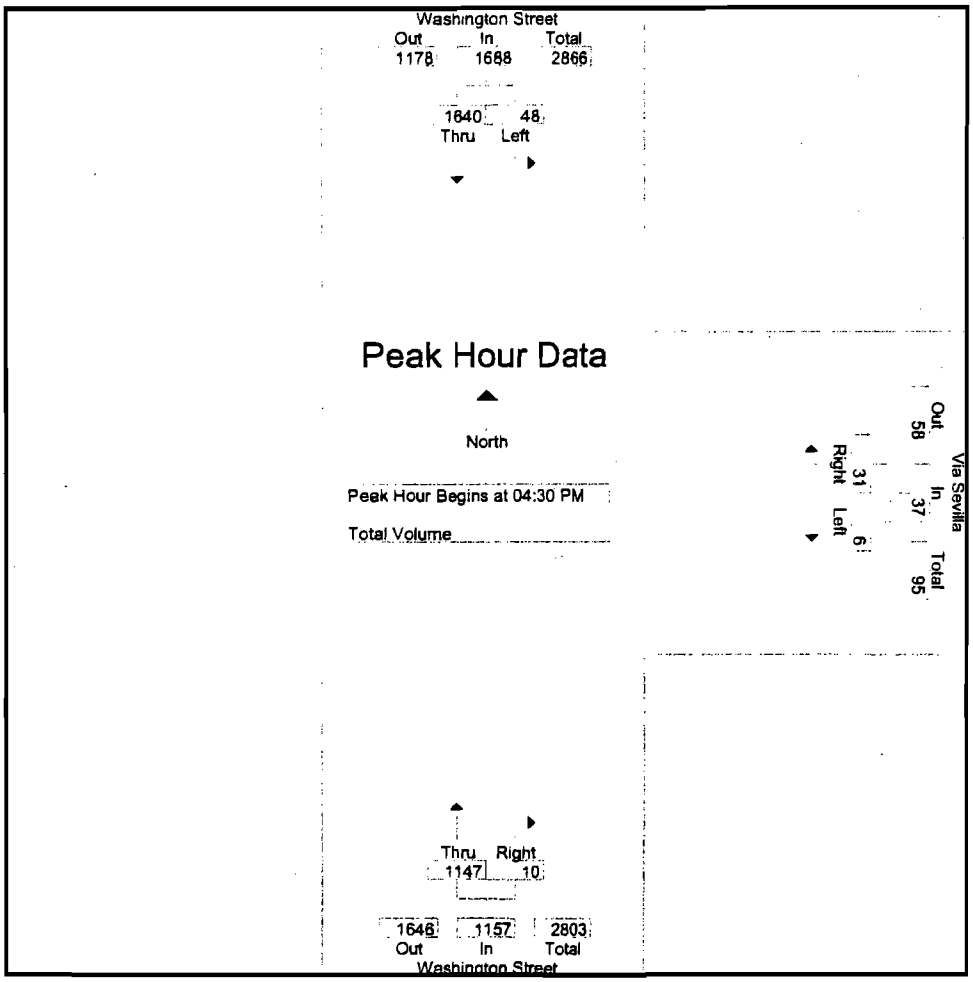
	Washington Street Southbound			Via Sevilla Westbound			Washington Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	15	396	411	2	9	11	305	5	310	732
04:15 PM	11	356	367	2	5	7	269	2	271	645
04:30 PM	8	369	377	2	9	11	308	2	310	698
04:45 PM	9	358	367	0	7	7	268	3	271	645
Total	43	1479	1522	6	30	36	1150	12	1162	2720
05:00 PM	16	462	478	2	10	12	280	1	281	771
05:15 PM	15	451	466	2	5	7	291	4	295	768
05:30 PM	20	401	421	1	4	5	254	4	258	684
05:45 PM	13	359	372	1	7	8	239	3	242	622
Total	64	1673	1737	6	26	32	1064	12	1076	2845
Grand Total	107	3152	3259	12	56	68	2214	24	2238	5565
Apprch %	3.3	96.7		17.6	82.4		98.9	1.1		
Total %	1.9	56.6	58.6	0.2	1	1.2	39.8	0.4	40.2	

	Washington Street Southbound			Via Sevilla Westbound			Washington Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	8	369	377	**2**	9	11	**308**	2	**310**	698
04:45 PM	9	358	367	0	7	7	268	3	271	645
05:00 PM	**16**	**462**	**478**	2	**10**	**12**	280	1	281	**771**
05:15 PM	15	451	466	2	5	7	291	**4**	295	768
Total Volume	48	1640	1688	6	31	37	1147	10	1157	2882
% App. Total	2.8	97.2		16.2	83.8		99.1	0.9		
PHF	.750	.887	.883	.750	.775	.771	.931	.625	.933	.935

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Via Sevilla
Weather: Sunny

File Name : LQWAVSPM
Site Code : 00719665
Start Date : 5/2/2007
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	05:00 PM			04:15 PM			04:00 PM		
+0 mins.	16	**462**	**478**	**2**	5	7	305	**5**	**310**
+15 mins.	15	451	466	2	9	11	269	2	271
+30 mins.	**20**	401	421	0	7	7	**308**	2	310
+45 mins.	13	359	372	2	**10**	**12**	268	3	271
Total Volume	64	1673	1737	6	31	37	1150	12	1162
% App. Total	3.7	96.3		16.2	83.8		99	1	
PHF	.800	.905	.908	.750	.775	.771	.933	.600	.937

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Miles Avenue
Weather: Sunny

File Name : LQWAMIAM
Site Code : 00719623
Start Date : 5/3/2007
Page No : 1

Groups Printed- Total Volume

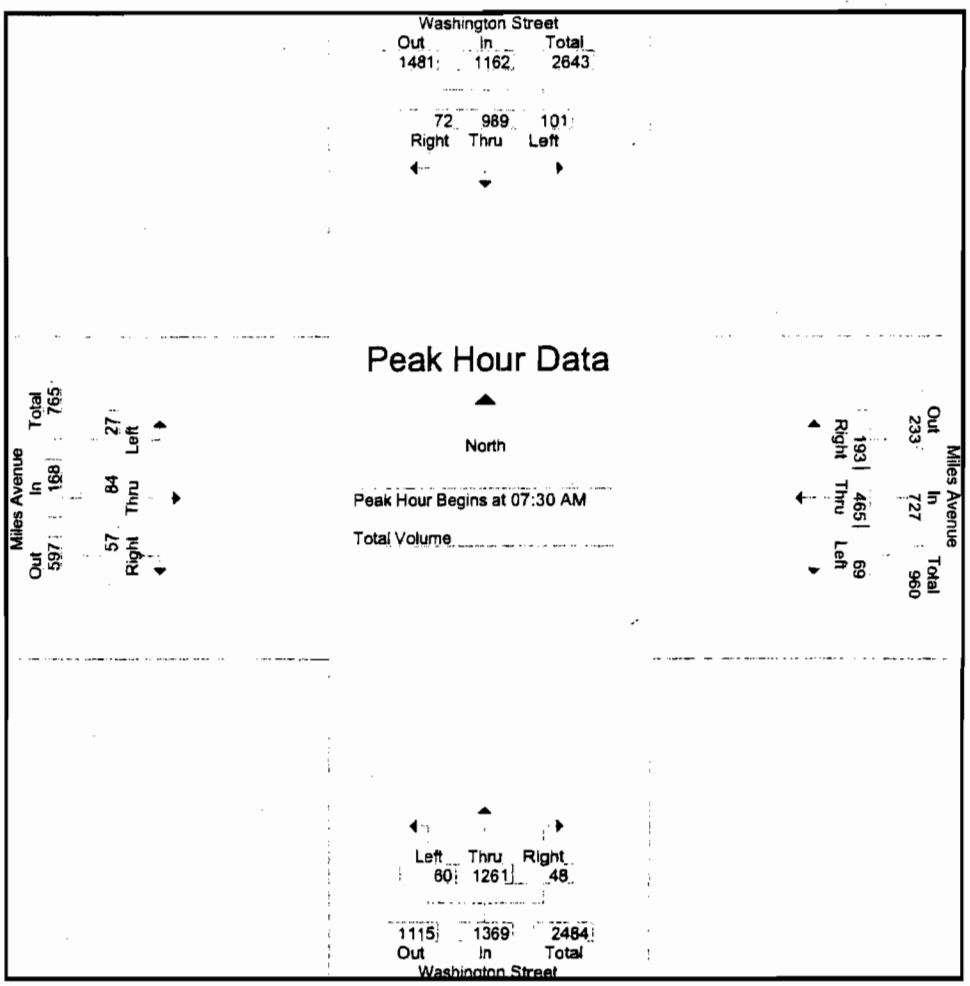
	Washington Street Southbound				Miles Avenue Westbound				Washington Street Northbound				Miles Avenue Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	23	191	12	226	21	56	42	119	3	196	11	210	0	15	5	20	575
07:15 AM	32	203	16	251	11	73	58	142	6	260	21	287	0	19	8	27	707
07:30 AM	24	216	19	259	12	132	75	219	15	348	6	369	5	17	5	27	874
07:45 AM	25	285	18	328	20	119	49	188	18	382	13	413	7	28	17	52	981
Total	104	895	65	1064	64	380	224	668	42	1186	51	1279	12	79	35	126	3137
08:00 AM	23	248	14	285	17	121	34	172	11	257	16	284	10	16	21	47	788
08:15 AM	29	240	21	290	20	93	35	148	16	274	13	303	5	23	14	42	783
08:30 AM	37	267	7	311	16	100	28	144	12	241	6	259	3	31	9	43	757
08:45 AM	37	275	18	330	21	77	19	117	21	306	9	336	5	16	22	43	826
Total	126	1030	60	1216	74	391	116	581	60	1078	44	1182	23	86	66	175	3154
Grand Total	230	1925	125	2280	138	771	340	1249	102	2264	95	2461	35	165	101	301	6291
Apprch %	10.1	84.4	5.5		11	61.7	27.2		4.1	92	3.9		11.6	54.8	33.6		
Total %	3.7	30.6	2	36.2	2.2	12.3	5.4	19.9	1.6	36	1.5	39.1	0.6	2.6	1.6	4.8	

	Washington Street Southbound				Miles Avenue Westbound				Washington Street Northbound				Miles Avenue Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	24	216	19	259	12	**132**	**75**	**219**	15	348	6	369	5	17	5	27	874
07:45 AM	25	**285**	18	**328**	**20**	119	49	188	**18**	**382**	13	**413**	7	**28**	17	**52**	**981**
08:00 AM	23	248	14	285	17	121	34	172	11	257	**16**	284	**10**	16	**21**	47	788
08:15 AM	**29**	240	**21**	290	20	93	35	148	16	274	13	303	5	23	14	42	783
Total Volume	101	989	72	1162	69	465	193	727	60	1261	48	1369	27	84	57	168	3426
% App. Total	8.7	85.1	6.2		9.5	64	26.5		4.4	92.1	3.5		16.1	50	33.9		
PHF	.871	.868	.857	.886	.863	.881	.643	.830	.833	.825	.750	.829	.675	.750	.679	.808	.873

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Miles Avenue
Weather: Sunny

File Name : LQWAMIAM
Site Code : 00719623
Start Date : 5/3/2007
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	08:00 AM				07:30 AM				07:30 AM				07:45 AM			
+0 mins.	23	248	14	285	12	**132**	**75**	**219**	15	348	6	369	7	28	17	**52**
+15 mins.	29	240	**21**	290	**20**	119	49	188	**18**	**382**	13	**413**	**10**	16	**21**	47
+30 mins.	**37**	267	7	311	17	121	34	172	11	257	**16**	284	5	23	14	42
+45 mins.	37	**275**	18	**330**	20	93	35	148	16	274	13	303	3	**31**	9	43
Total Volume	126	1030	60	1216	69	465	193	727	60	1261	48	1369	25	98	61	184
% App. Total	10.4	84.7	4.9		9.5	64	26.5		4.4	92.1	3.5		13.6	53.3	33.2	
PHF	.851	.936	.714	.921	.863	.881	.643	.830	.833	.825	.750	.829	.625	.790	.726	.885

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Miles Avenue
Weather: Sunny

File Name : LQWAMIPM
Site Code : 00719623
Start Date : 5/2/2007
Page No : 1

Groups Printed- Total Volume

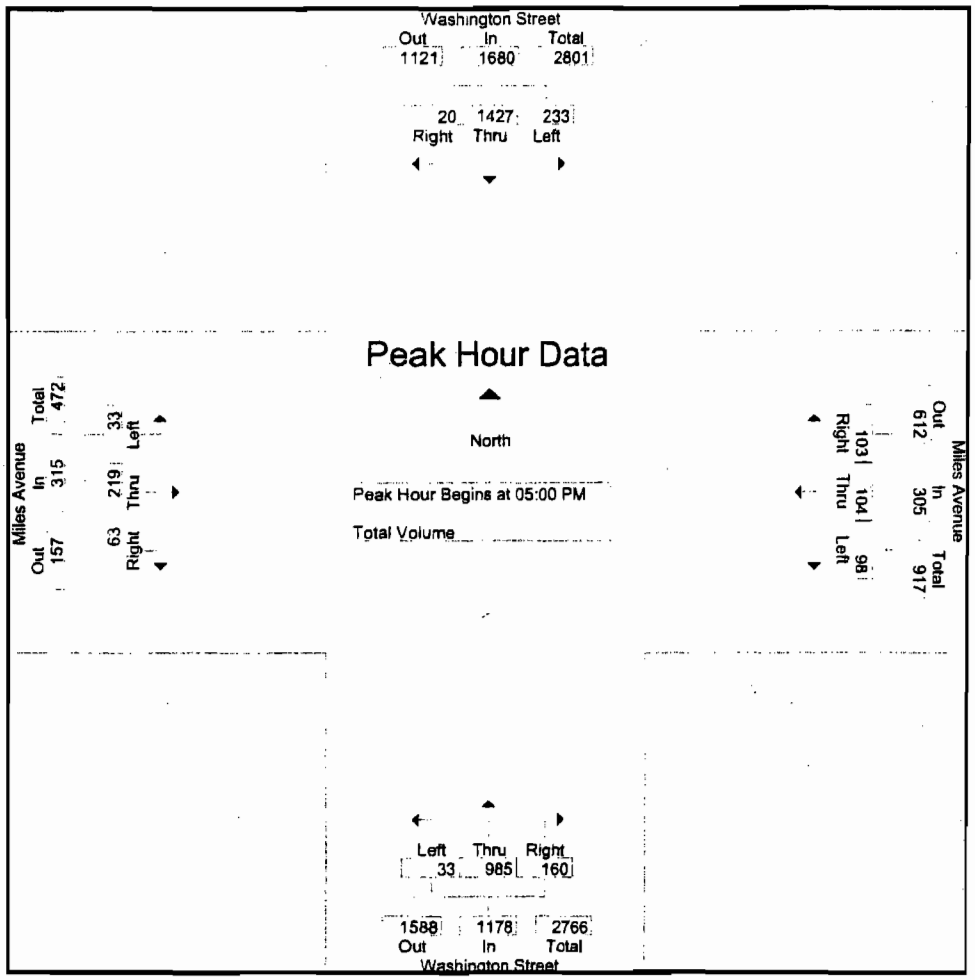
	Washington Street Southbound				Miles Avenue Westbound				Washington Street Northbound				Miles Avenue Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	49	337	9	395	16	46	26	88	15	294	23	332	6	48	17	71	886
04:15 PM	58	318	4	380	20	27	30	77	6	256	31	293	4	61	13	78	828
04:30 PM	48	292	7	347	15	38	34	87	6	257	25	288	5	49	16	70	792
04:45 PM	47	314	6	367	14	28	16	58	13	212	30	255	10	57	10	77	757
Total	202	1261	26	1489	65	139	106	310	40	1019	109	1168	25	215	56	296	3263
05:00 PM	62	349	6	417	17	28	24	69	6	264	40	310	6	56	16	78	874
05:15 PM	56	401	7	464	26	24	26	76	7	280	37	324	10	70	15	95	959
05:30 PM	61	333	3	397	28	40	30	98	7	202	45	254	9	56	20	85	834
05:45 PM	54	344	4	402	27	12	23	62	13	239	38	290	8	37	12	57	811
Total	233	1427	20	1680	98	104	103	305	33	985	160	1178	33	219	63	315	3478
Grand Total	435	2688	46	3169	163	243	209	615	73	2004	269	2346	58	434	119	611	6741
Apprch %	13.7	84.8	1.5		26.5	39.5	34		3.1	85.4	11.5		9.5	71	19.5		
Total %	6.5	39.9	0.7	47	2.4	3.6	3.1	9.1	1.1	29.7	4	34.8	0.9	6.4	1.8	9.1	

	Washington Street Southbound				Miles Avenue Westbound				Washington Street Northbound				Miles Avenue Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	**62**	349	6	417	17	28	24	69	6	264	40	310	6	56	16	78	874
05:15 PM	56	**401**	**7**	**464**	26	24	26	76	7	**280**	37	**324**	**10**	**70**	15	**95**	**959**
05:30 PM	61	333	3	397	**28**	**40**	**30**	**98**	7	202	**45**	254	9	56	**20**	85	834
05:45 PM	54	344	4	402	27	12	23	62	**13**	239	38	290	8	37	12	57	811
Total Volume	233	1427	20	1680	98	104	103	305	33	985	160	1178	33	219	63	315	3478
% App. Total	13.9	84.9	1.2		32.1	34.1	33.8		2.8	83.6	13.6		10.5	69.5	20		
PHF	.940	.890	.714	.905	.875	.650	.858	.778	.635	.879	.889	.909	.825	.782	.788	.829	.907

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Miles Avenue
Weather: Sunny

File Name : LQWAMIPM
Site Code : 00719623
Start Date : 5/2/2007
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM				04:00 PM				05:00 PM				04:45 PM			
+0 mins.	**62**	349	6	417	16	**46**	26	**88**	6	264	40	310	**10**	57	10	77
+15 mins.	56	**401**	**7**	**464**	**20**	27	30	77	7	**280**	37	**324**	6	56	16	78
+30 mins.	61	333	3	397	15	38	**34**	87	7	202	**45**	254	10	**70**	15	**95**
+45 mins.	54	344	4	402	14	28	16	58	**13**	239	38	290	9	56	**20**	85
Total Volume	233	1427	20	1680	65	139	106	310	33	985	160	1178	35	239	61	335
% App. Total	13.9	84.9	1.2		21	44.8	34.2		2.8	83.6	13.6		10.4	71.3	18.2	
PHF	.940	.890	.714	.905	.813	.755	.779	.881	.635	.879	.889	.909	.875	.854	.763	.882

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: State Route 111
Weather: Sunny

File Name : LQWA111AM
Site Code : 00719611
Start Date : 5/1/2007
Page No : 1

Groups Printed- Total Volume

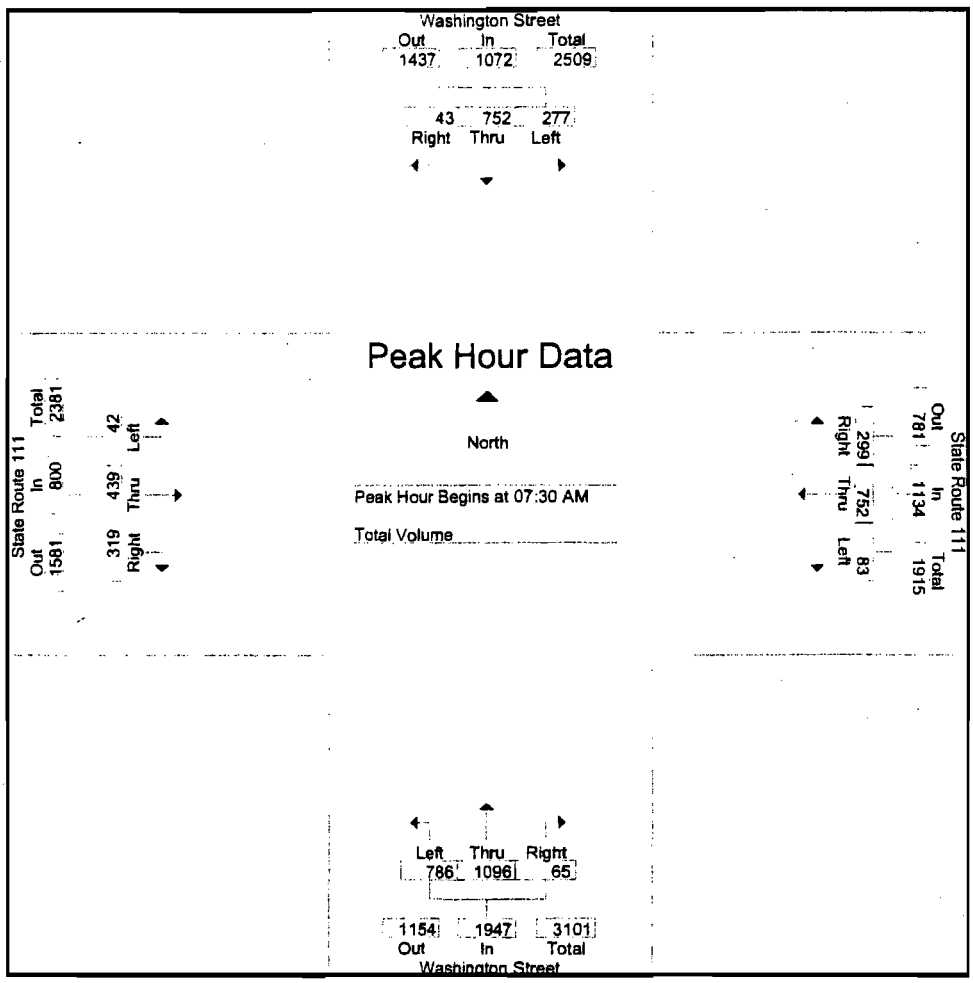
	Washington Street Southbound				State Route 111 Westbound				Washington Street Northbound				State Route 111 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
06:45 AM	58	151	12	221	9	143	38	190	155	191	11	357	8	94	53	155	923
Total	58	151	12	221	9	143	38	190	155	191	11	357	8	94	53	155	923
07:00 AM	55	134	11	200	16	115	38	169	130	175	14	319	10	109	42	161	849
07:15 AM	65	139	18	222	15	163	61	239	172	249	15	436	8	99	60	167	1064
07:30 AM	57	149	13	219	27	235	66	328	206	301	8	515	8	100	79	187	1249
07:45 AM	85	241	18	344	17	203	73	293	200	348	15	563	9	103	79	191	1391
Total	262	663	60	985	75	716	238	1029	708	1073	52	1833	35	411	260	706	4553
08:00 AM	58	146	5	209	14	162	91	267	185	217	25	427	10	120	73	203	1106
08:15 AM	77	216	7	300	25	152	69	246	195	230	17	442	15	116	88	219	1207
08:30 AM	63	135	19	217	13	167	57	237	132	204	23	359	24	129	79	232	1045
Grand Total	518	1311	103	1932	136	1340	493	1969	1375	1915	128	3418	92	870	553	1515	8834
Apprch %	26.8	67.9	5.3		6.9	68.1	25		40.2	56	3.7		6.1	57.4	36.5		
Total %	5.9	14.8	1.2	21.9	1.5	15.2	5.6	22.3	15.6	21.7	1.4	38.7	1	9.8	6.3	17.1	

	Washington Street Southbound				State Route 111 Westbound				Washington Street Northbound				State Route 111 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	57	149	13	219	**27**	**235**	66	**328**	**206**	301	8	515	8	100	79	187	1249
07:45 AM	**85**	**241**	**18**	**344**	17	203	73	293	200	**348**	15	**563**	9	103	79	191	**1391**
08:00 AM	58	146	5	209	14	162	**91**	267	185	217	**25**	427	10	**120**	73	203	1106
08:15 AM	77	216	7	300	25	152	69	246	195	230	17	442	**15**	116	**88**	**219**	1207
Total Volume	277	752	43	1072	83	752	299	1134	786	1096	65	1947	42	439	319	800	4953
% App. Total	25.8	70.1	4		7.3	66.3	26.4		40.4	56.3	3.3		5.2	54.9	39.9		
PHF	.815	.780	.597	.779	.769	.800	.821	.864	.954	.787	.650	.865	.700	.915	.906	.913	.890

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: State Route 111
Weather: Sunny

File Name : LQWA111AM
Site Code : 00719611
Start Date : 5/1/2007
Page No : 2



Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	07:30 AM				07:30 AM				07:30 AM				07:45 AM			
+0 mins.	57	149	13	219	**27**	**235**	66	**328**	**206**	301	8	515	9	103	79	191
+15 mins.	**85**	**241**	**18**	**344**	17	203	73	293	200	**348**	15	**563**	10	120	73	203
+30 mins.	58	146	5	209	14	162	**91**	267	185	217	**25**	427	15	116	**88**	219
+45 mins.	77	216	7	300	25	152	69	246	195	230	17	442	**24**	**129**	79	**232**
Total Volume	277	752	43	1072	83	752	299	1134	786	1096	65	1947	58	468	319	845
% App. Total	25.8	70.1	4		7.3	66.3	26.4		40.4	56.3	3.3		6.9	55.4	37.8	
PHF	.815	.780	.597	.779	.769	.800	.821	.864	.954	.787	.650	.865	.604	.907	.906	.911

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: State Route 111
Weather: Sunny

File Name : LQWA111PM
Site Code : 00719611
Start Date : 5/1/2007
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Groups Printed- Total Volume

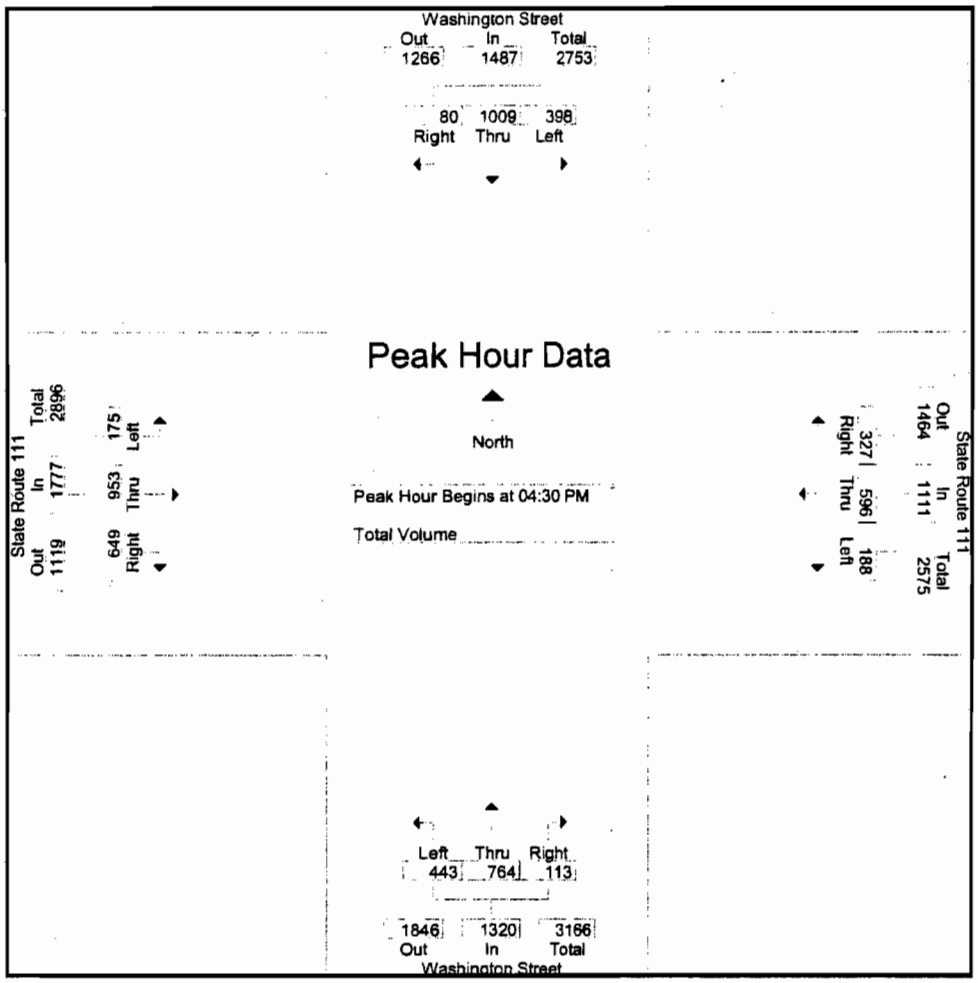
	Washington Street Southbound				State Route 111 Westbound				Washington Street Northbound				State Route 111 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	99	199	19	317	38	177	95	310	98	182	38	318	37	239	127	403	1348
04:15 PM	116	253	11	380	37	150	77	264	117	161	21	299	41	200	120	361	1304
04:30 PM	106	196	26	328	42	158	86	286	113	167	40	320	39	224	143	406	1340
04:45 PM	76	243	24	343	43	160	69	272	111	185	19	315	44	217	168	429	1359
Total	397	891	80	1368	160	645	327	1132	439	695	118	1252	161	880	558	1599	5351
05:00 PM	102	264	15	381	58	134	93	285	115	192	27	334	44	239	148	431	1431
05:15 PM	114	306	15	435	45	144	79	268	104	220	27	351	48	273	190	511	1565
05:30 PM	89	219	31	339	52	136	74	262	102	136	20	258	41	200	163	404	1263
05:45 PM	86	235	20	341	29	132	91	252	117	142	20	279	28	186	153	367	1239
Total	391	1024	81	1496	184	546	337	1067	438	690	94	1222	161	898	654	1713	5498
Grand Total	788	1915	161	2864	344	1191	664	2199	877	1385	212	2474	322	1778	1212	3312	10849
Apprch %	27.5	66.9	5.6		15.6	54.2	30.2		35.4	56	8.6		9.7	53.7	36.6		
Total %	7.3	17.7	1.5	26.4	3.2	11	6.1	20.3	8.1	12.8	2	22.8	3	16.4	11.2	30.5	

	Washington Street Southbound				State Route 111 Westbound				Washington Street Northbound				State Route 111 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	106	196	**26**	328	42	158	86	**286**	113	167	**40**	320	39	224	143	406	1340
04:45 PM	76	243	24	343	43	**160**	69	272	111	185	19	315	44	217	168	429	1359
05:00 PM	102	264	15	381	**58**	134	**93**	285	**115**	192	27	334	44	239	148	431	1431
05:15 PM	**114**	**306**	15	**435**	45	144	79	268	104	**220**	27	**351**	**48**	**273**	**190**	**511**	**1565**
Total Volume	398	1009	80	1487	188	596	327	1111	443	764	113	1320	175	953	649	1777	5695
% App. Total	26.8	67.9	5.4		16.9	53.6	29.4		33.6	57.9	8.6		9.8	53.6	36.5		
PHF	.873	.824	.769	.855	.810	.931	.879	.971	.963	.868	.706	.940	.911	.873	.854	.869	.910

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: State Route 111
Weather: Sunny

File Name : LQWA111PM
Site Code : 00719611
Start Date : 5/1/2007
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:45 PM				04:00 PM				04:30 PM				04:30 PM			
+0 mins.	76	243	24	343	38	**177**	**95**	**310**	113	167	**40**	320	39	224	143	406
+15 mins.	102	264	15	381	37	150	77	264	111	185	19	315	44	217	168	429
+30 mins.	**114**	**306**	15	**435**	42	158	86	286	**115**	192	27	334	44	239	148	431
+45 mins.	89	219	**31**	339	**43**	160	69	272	104	**220**	27	**351**	**48**	**273**	**190**	**511**
Total Volume	381	1032	85	1498	160	645	327	1132	443	764	113	1320	175	953	649	1777
% App. Total	25.4	68.9	5.7		14.1	57	28.9		33.6	57.9	8.6		9.8	53.6	36.5	
PHF	.836	.843	.685	.861	.930	.911	.861	.913	.963	.868	.706	.940	.911	.873	.854	.869

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Avenue 48
Weather: Sunny

File Name : LQWA48AM
Site Code : 00719638
Start Date : 5/1/2007
Page No : 1

Groups Printed- Total Volume

	Washington Street Southbound			Avenue 48 Westbound			Washington Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	17	214	231	58	56	114	414	105	519	864
07:15 AM	8	188	196	83	71	154	481	111	592	942
07:30 AM	24	196	220	45	122	167	665	131	796	1183
07:45 AM	20	254	274	114	126	240	695	150	845	1359
Total	69	852	921	300	375	675	2255	497	2752	4348
08:00 AM	23	298	321	120	125	245	713	176	889	1455
08:15 AM	13	193	206	55	79	134	587	63	650	990
08:30 AM	26	268	294	87	86	173	494	84	578	1045
08:45 AM	36	189	225	73	113	186	508	81	589	1000
Total	98	948	1046	335	403	738	2302	404	2706	4490
Grand Total	167	1800	1967	635	778	1413	4557	901	5458	8838
Apprch %	8.5	91.5		44.9	55.1		83.5	16.5		
Total %	1.9	20.4	22.3	7.2	8.8	16	51.6	10.2	61.8	

	Washington Street Southbound			Avenue 48 Westbound			Washington Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	**24**	196	220	45	122	167	665	131	796	1183
07:45 AM	20	254	274	114	**126**	240	695	150	845	1359
08:00 AM	23	**298**	**321**	**120**	125	**245**	**713**	**176**	**889**	**1455**
08:15 AM	13	193	206	55	79	134	587	63	650	990
Total Volume	80	941	1021	334	452	786	2660	520	3180	4987
% App. Total	7.8	92.2		42.5	57.5		83.6	16.4		
PHF	.833	.789	.795	.696	.897	.802	.933	.739	.894	.857

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Avenue 48
Weather: Sunny

File Name : LQWA48AM
Site Code : 00719638
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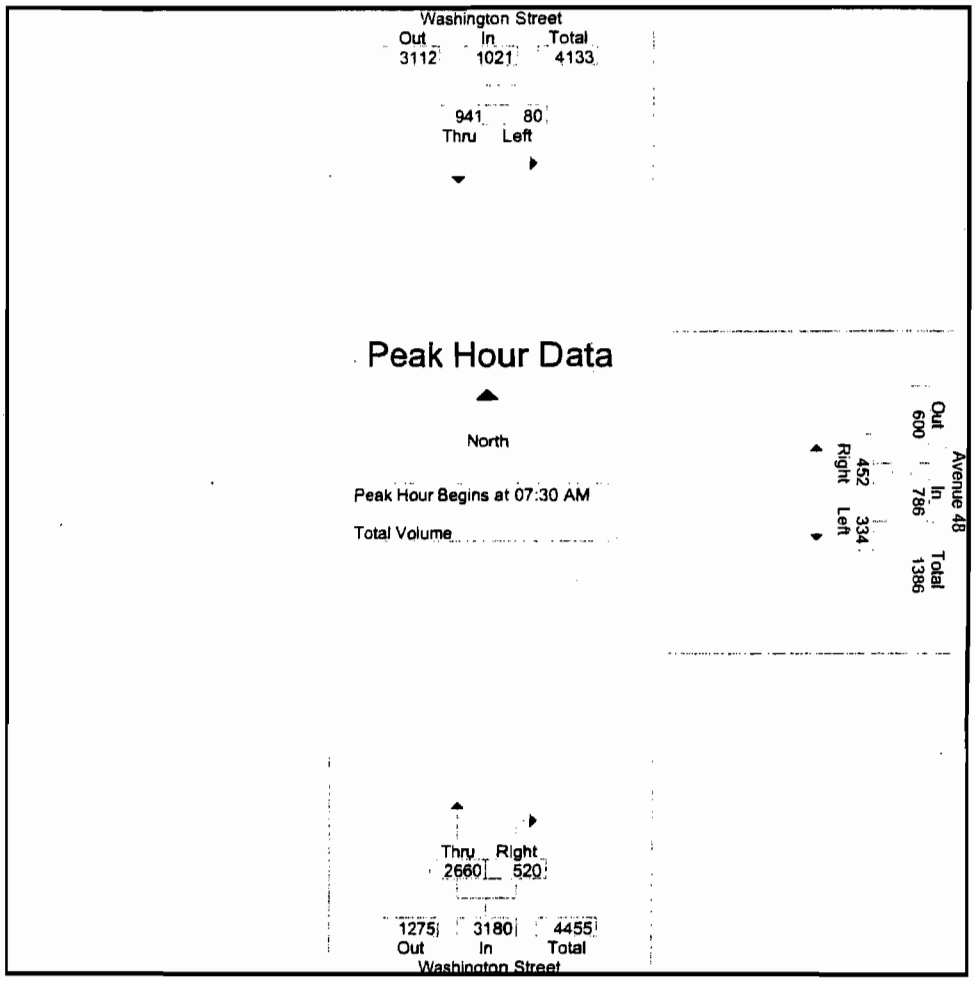

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:45 AM			07:15 AM			07:30 AM		
+0 mins.	20	254	274	83	71	154	665	131	796
+15 mins.	23	**298**	**321**	45	122	167	695	150	845
+30 mins.	13	193	206	114	**126**	240	**713**	**176**	**889**
+45 mins.	**26**	268	294	**120**	125	**245**	587	63	650
Total Volume	82	1013	1095	362	444	806	2660	520	3180
% App. Total	7.5	92.5		44.9	55.1		83.6	16.4	
PHF	.788	.850	.853	.754	.881	.822	.933	.739	.894

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Washington Street
E/W: Avenue 48
Weather: Sunny

File Name : LQWA48PM
Site Code : 00719638
Start Date : 5/1/2007
Page No : 1

Groups Printed- Total Volume

	Washington Street Southbound			Avenue 48 Westbound			Washington Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	64	382	446	158	73	231	360	109	469	1146
04:15 PM	55	432	487	129	60	189	355	112	467	1143
04:30 PM	56	391	447	154	67	221	473	99	572	1240
04:45 PM	56	477	533	126	86	212	363	89	452	1197
Total	231	1682	1913	567	286	853	1551	409	1960	4726
05:00 PM	57	474	531	124	67	191	462	86	548	1270
05:15 PM	70	557	627	194	68	262	383	89	472	1361
05:30 PM	54	416	470	125	43	168	361	84	445	1083
05:45 PM	38	384	422	114	73	187	302	80	382	991
Total	219	1831	2050	557	251	808	1508	339	1847	4705
Grand Total	450	3513	3963	1124	537	1661	3059	748	3807	9431
Apprch %	11.4	88.6		67.7	32.3		80.4	19.6		
Total %	4.8	37.2	42	11.9	5.7	17.6	32.4	7.9	40.4	

	Washington Street Southbound			Avenue 48 Westbound			Washington Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	56	391	447	154	67	221	**473**	**99**	**572**	1240
04:45 PM	56	477	533	126	**86**	212	363	89	452	1197
05:00 PM	57	474	531	124	67	191	462	86	548	1270
05:15 PM	**70**	**557**	**627**	**194**	68	**262**	383	89	472	**1361**
Total Volume	239	1899	2138	598	288	886	1681	363	2044	5068
% App. Total	11.2	88.8		67.5	32.5		82.2	17.8		
PHF	.854	.852	.852	.771	.837	.845	.888	.917	.893	.931

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
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City of La Quinta
N/S: Washington Street
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Weather: Sunny

File Name : LQWA48PM
Site Code : 00719638
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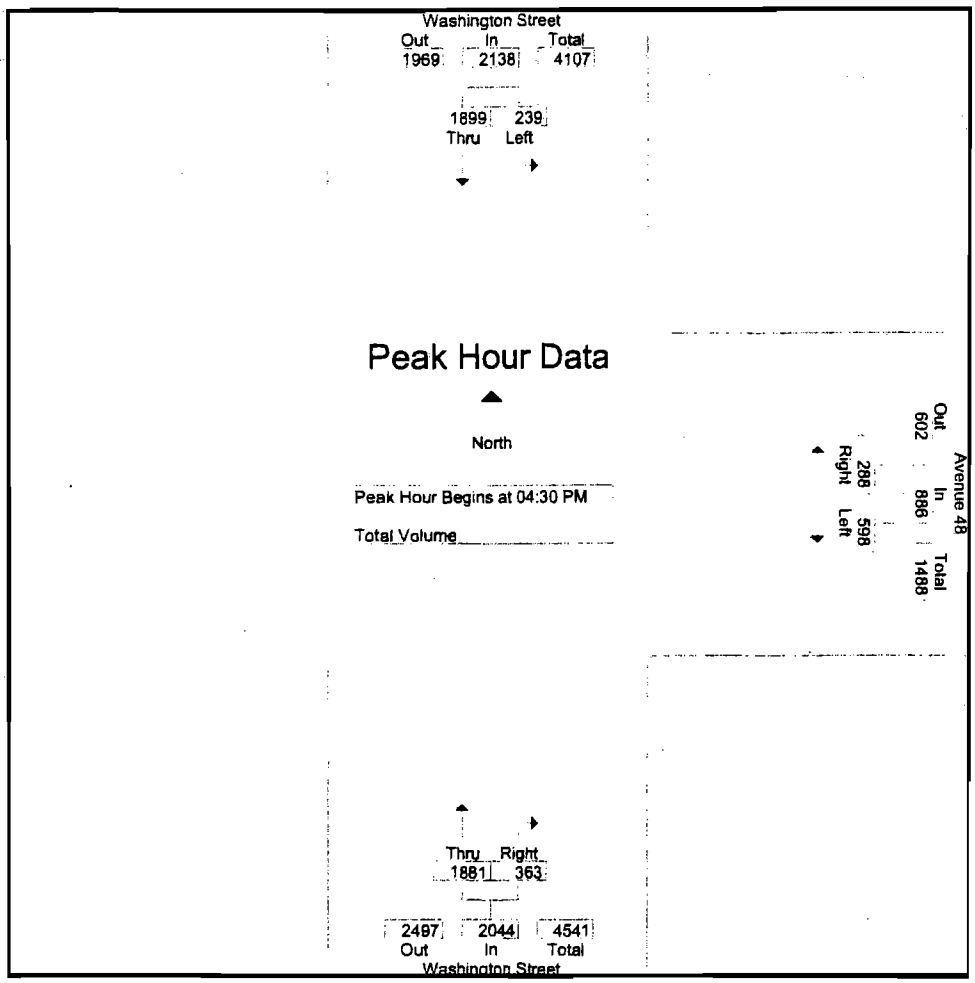

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:45 PM			04:30 PM			04:30 PM		
+0 mins.	56	477	533	154	67	221	**473**	**99**	**572**
+15 mins.	57	474	531	126	**86**	212	363	89	452
+30 mins.	**70**	**557**	**627**	124	67	191	462	86	548
+45 mins.	54	416	470	**194**	68	**262**	383	89	472
Total Volume	237	1924	2161	598	288	886	1681	363	2044
% App. Total	11	89		67.5	32.5		82.2	17.8	
PHF	.846	.864	.862	.771	.837	.845	.888	.917	.893

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Adams Street
E/W: State Route 111
Weather: Sunny

File Name : LQAD111AM
Site Code : 00719638
Start Date : 5/2/2007
Page No : 1

Groups Printed- Total Volume

	Adams Street Southbound				State Route 111 Westbound				Adams Street Northbound				State Route 111 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	25	43	24	92	10	129	17	156	29	110	6	145	12	86	19	117	510
07:15 AM	39	51	24	114	13	230	32	275	49	195	19	263	35	174	12	221	873
07:30 AM	39	120	41	200	18	261	43	322	101	171	24	296	26	146	18	190	1008
07:45 AM	48	81	30	159	13	274	30	317	78	82	12	172	26	197	13	236	884
Total	151	295	119	565	54	894	122	1070	257	558	61	876	99	603	62	764	3275
08:00 AM	32	69	29	130	10	170	15	195	50	71	3	124	31	141	23	195	644
08:15 AM	28	51	34	113	14	224	16	254	69	68	4	141	24	168	10	202	710
08:30 AM	46	63	33	142	10	201	24	235	58	72	10	140	22	165	19	206	723
08:45 AM	40	47	43	130	23	249	26	298	64	48	3	115	36	212	14	262	805
Total	146	230	139	515	57	844	81	982	241	259	20	520	113	686	66	865	2882
Grand Total	297	525	258	1080	111	1738	203	2052	498	817	81	1396	212	1289	128	1629	6157
Apprch %	27.5	48.6	23.9		5.4	84.7	9.9		35.7	58.5	5.8		13	79.1	7.9		
Total %	4.8	8.5	4.2	17.5	1.8	28.2	3.3	33.3	8.1	13.3	1.3	22.7	3.4	20.9	2.1	26.5	

	Adams Street Southbound				State Route 111 Westbound				Adams Street Northbound				State Route 111 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	39	51	24	114	13	230	32	275	49	**195**	19	263	**35**	174	12	221	873
07:30 AM	39	**120**	**41**	**200**	**18**	261	**43**	**322**	**101**	171	**24**	**296**	26	146	18	190	**1008**
07:45 AM	**48**	81	30	159	13	**274**	30	317	78	82	12	172	26	**197**	13	**236**	884
08:00 AM	32	69	29	130	10	170	15	195	50	71	3	124	31	141	**23**	195	644
Total Volume	158	321	124	603	54	935	120	1109	278	519	58	855	118	658	66	842	3409
% App. Total	26.2	53.2	20.6		4.9	84.3	10.8		32.5	60.7	6.8		14	78.1	7.8		
PHF	.823	.669	.756	.754	.750	.853	.698	.861	.688	.665	.604	.722	.843	.835	.717	.892	.845

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
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City of La Quinta
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File Name : LQAD111AM
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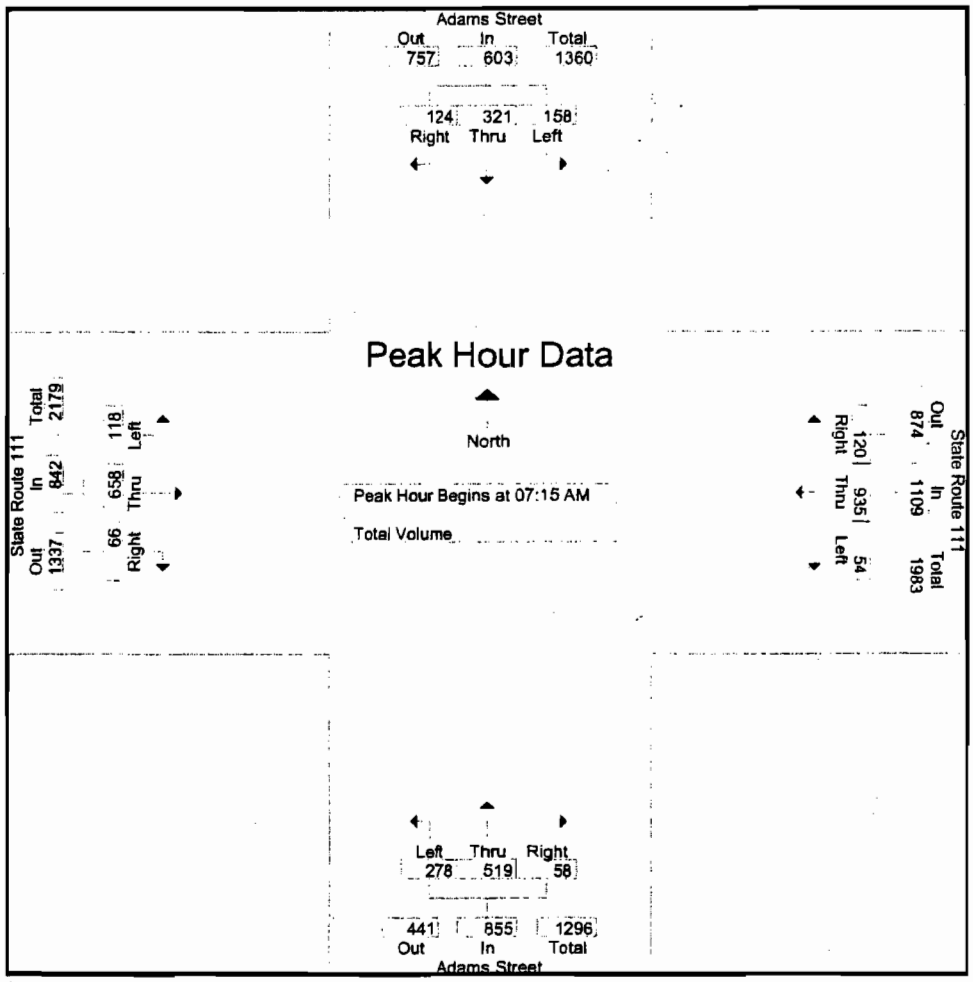


Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	07:15 AM				07:15 AM				07:00 AM				08:00 AM			
+0 mins.	39	51	24	114	13	230	32	275	29	110	6	145	31	141	**23**	195
+15 mins.	39	**120**	**41**	**200**	**18**	261	**43**	**322**	49	**195**	19	263	24	168	10	202
+30 mins.	**48**	81	30	159	13	**274**	30	317	**101**	171	**24**	**296**	22	165	19	206
+45 mins.	32	69	29	130	10	170	15	195	78	82	12	172	**36**	**212**	14	**262**
Total Volume	158	321	124	603	54	935	120	1109	257	558	61	876	113	686	66	865
% App. Total	26.2	53.2	20.6		4.9	84.3	10.8		29.3	63.7	7		13.1	79.3	7.6	
PHF	.823	.669	.756	.754	.750	.853	.698	.861	.636	.715	.635	.740	.785	.809	.717	.825

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Adams Street
E/W: State Route 111
Weather: Sunny

File Name : LQAD111PM
Site Code : 00719638
Start Date : 5/2/2007
Page No : 1

Groups Printed- Total Volume

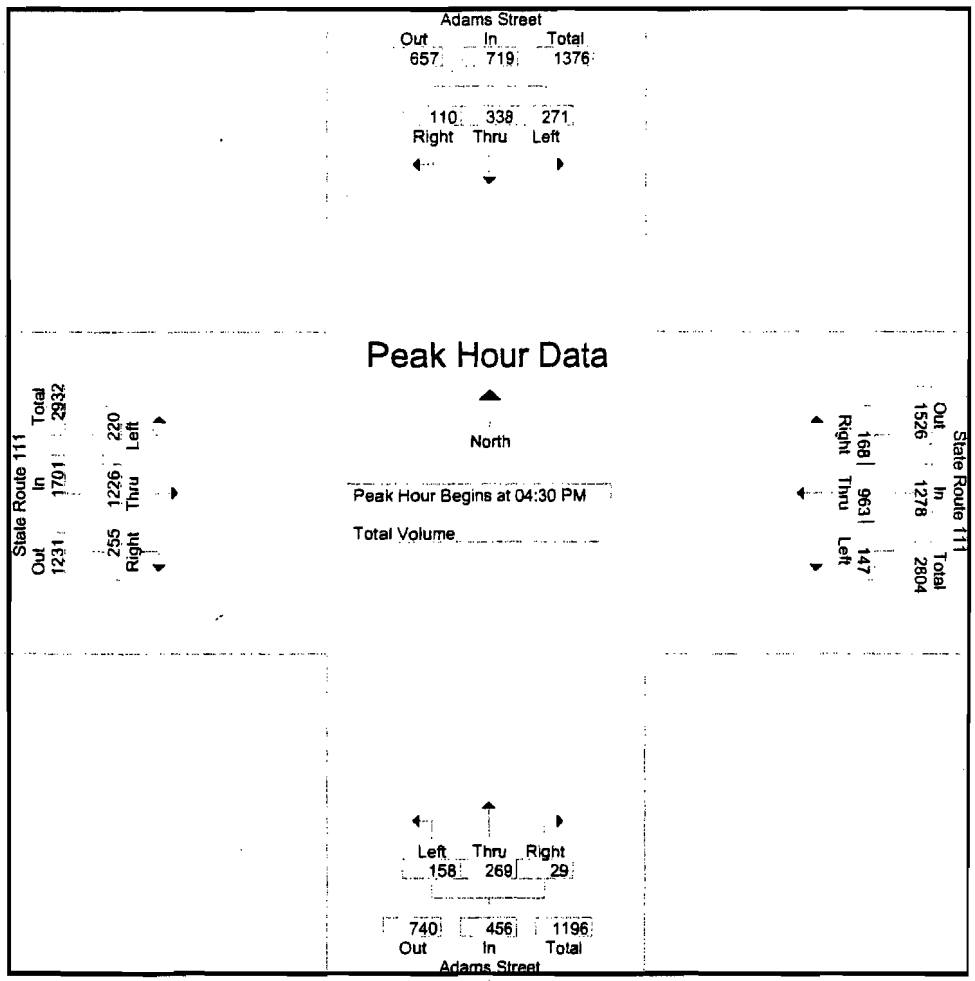
	Adams Street Southbound				State Route 111 Westbound				Adams Street Northbound				State Route 111 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	61	91	17	169	38	273	41	352	43	110	14	167	51	322	44	417	1105
04:15 PM	59	95	22	176	26	239	47	312	28	80	6	114	44	279	45	368	970
04:30 PM	66	83	32	181	38	276	40	354	46	62	9	117	61	315	62	438	1090
04:45 PM	66	76	22	164	34	228	36	298	35	52	9	96	62	304	40	406	964
Total	252	345	93	690	136	1016	164	1316	152	304	38	494	218	1220	191	1629	4129
05:00 PM	69	85	30	184	36	235	53	324	50	74	6	130	49	302	78	429	1067
05:15 PM	70	94	26	190	39	224	39	302	27	81	5	113	48	305	75	428	1033
05:30 PM	50	73	26	149	36	243	43	322	35	51	8	94	38	252	35	325	890
05:45 PM	53	48	39	140	38	229	40	307	29	64	15	108	52	260	37	349	904
Total	242	300	121	663	149	931	175	1255	141	270	34	445	187	1119	225	1531	3894
Grand Total	494	645	214	1353	285	1947	339	2571	293	574	72	939	405	2339	416	3160	8023
Apprch %	36.5	47.7	15.8		11.1	75.7	13.2		31.2	61.1	7.7		12.8	74	13.2		
Total %	6.2	8	2.7	16.9	3.6	24.3	4.2	32	3.7	7.2	0.9	11.7	5	29.2	5.2	39.4	

	Adams Street Southbound				State Route 111 Westbound				Adams Street Northbound				State Route 111 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	66	83	**32**	181	38	**276**	40	**354**	46	62	**9**	117	61	**315**	62	**438**	**1090**
04:45 PM	66	76	22	164	34	228	36	298	35	52	9	96	**62**	304	40	406	964
05:00 PM	69	85	30	184	36	235	**53**	324	**50**	74	6	**130**	49	302	**78**	429	1067
05:15 PM	**70**	**94**	26	**190**	**39**	224	39	302	27	**81**	5	113	48	305	75	428	1033
Total Volume	271	338	110	719	147	963	168	1278	158	269	29	456	220	1226	255	1701	4154
% App. Total	37.7	47	15.3		11.5	75.4	13.1		34.6	59	6.4		12.9	72.1	15		
PHF	.968	.899	.859	.946	.942	.872	.792	.903	.790	.830	.806	.877	.887	.973	.817	.971	.953

Counts Unlimited Inc.
25424 Jaclyn Avenue
Moreno Valley, CA 92557
951-247-6716

City of La Quinta
N/S: Adams Street
E/W: State Route 111
Weather: Sunny

File Name : LQAD111PM
Site Code : 00719638
Start Date : 5/2/2007
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	04:30 PM				04:00 PM				04:00 PM				04:30 PM			
+0 mins.	66	83	**32**	181	**38**	273	41	352	43	**110**	**14**	**167**	61	**315**	62	**438**
+15 mins.	66	76	22	164	26	239	**47**	312	28	80	6	114	**62**	304	40	406
+30 mins.	69	85	30	184	38	**276**	40	**354**	**46**	62	9	117	49	302	**78**	429
+45 mins.	**70**	**94**	26	**190**	34	228	36	298	35	52	9	96	48	305	75	428
Total Volume	271	338	110	719	136	1016	164	1316	152	304	38	494	220	1226	255	1701
% App. Total	37.7	47	15.3		10.3	77.2	12.5		30.8	61.5	7.7		12.9	72.1	15	
PHF	.968	.899	.859	.946	.895	.920	.872	.929	.826	.691	.679	.740	.887	.973	.817	.971

APPENDIX C

HCM CALCULATION SHEETS

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing
E/W St: Fred Waring Drive

Inter.: Washington St & Fred Waring Dr
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	2	1	1	2	0	2	3	1	2	3	1
LGConfig	L	T	R	L	TR		L	T	R	L	T	R
Volume	147	346	178	82	771	298	395	1064	39	190	902	212
Lane Width	12.0	12.0	12.0	12.0	16.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			90			75			10			53

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		20.0	40.0					25.0	45.0		
Yellow		4.0	4.0					4.0	4.0		
All Red		1.0	1.0					1.0	1.0		

Cycle Length: 150.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	463	3471	0.32	0.13	59.2	E		
T	946	3547	0.37	0.27	44.9	D	48.2	D
R	426	1599	0.21	0.27	42.9	D		
Westbound								
L	238	1787	0.34	0.13	59.9	E		
TR	1038	3893	0.96	0.27	81.2	F	79.6	E
Northbound								
L	579	3471	0.68	0.17	62.1	E		
T	1522	5074	0.70	0.30	48.0	D	51.5	D
R	480	1599	0.06	0.30	37.5	D		
Southbound								
L	579	3471	0.33	0.17	55.4	E		
T	1522	5074	0.59	0.30	45.3	D	46.3	D
R	480	1599	0.33	0.30	41.2	D		

Intersection Delay = 56.5 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing
E/W St: Fred Waring Drive

Inter.: Washington St & Fred Waring Dr
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	2	1	1	2	0	2	3	1	2	3	1
LGConfig	L	T	R	L	TR		L	T	R	L	T	R
Volume	240	744	403	41	484	222	250	766	61	316	1203	177
Lane Width	12.0	12.0	12.0	12.0	16.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			202			56			15			44

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		20.0	40.0					25.0	45.0		
Yellow		4.0	4.0					4.0	4.0		
All Red		1.0	1.0					1.0	1.0		

Cycle Length: 150.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	463	3471	0.52	0.13	61.6	E		
T	946	3547	0.79	0.27	55.7	E	55.4	E
R	426	1599	0.47	0.27	47.0	D		
Westbound								
L	238	1787	0.17	0.13	58.0	E		
TR	1033	3875	0.63	0.27	49.7	D	50.2	D
Northbound								
L	579	3471	0.43	0.17	56.6	E		
T	1522	5074	0.50	0.30	43.6	D	46.4	D
R	480	1599	0.10	0.30	37.9	D		
Southbound								
L	579	3471	0.55	0.17	58.4	E		
T	1522	5074	0.79	0.30	51.2	D	51.7	D
R	480	1599	0.28	0.30	40.4	D		

Intersection Delay = 51.2 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative
E/W St: Fred Waring Drive

Inter.: Washington St & Fred Waring Dr
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	2	1	1	2	0	2	3	1	2	3	1
LGConfig	L	T	R	L	TR		L	T	R	L	T	R
Volume	162	382	197	88	827	319	422	1137	42	224	1063	250
Lane Width	12.0	12.0	12.0	12.0	16.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			100			80			11			63

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	20.0	40.0					25.0	45.0		
Yellow	4.0	4.0					4.0	4.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 150.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	463	3471	0.35	0.13	59.6	E		
T	946	3547	0.40	0.27	45.5	D	48.7	D
R	426	1599	0.23	0.27	43.2	D		
Westbound								
L	238	1787	0.37	0.13	60.2	E		
TR	1038	3893	1.03	0.27	140.9	F	134.7	F
Northbound								
L	579	3471	0.73	0.17	64.1	E		
T	1522	5074	0.75	0.30	49.5	D	53.1	D
R	480	1599	0.06	0.30	37.5	D		
Southbound								
L	579	3471	0.39	0.17	56.1	E		
T	1522	5074	0.70	0.30	47.9	D	48.4	D
R	480	1599	0.39	0.30	42.1	D		

Intersection Delay = 70.5 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative
E/W St: Fred Waring Drive

Inter.: Washington St & Fred Waring Dr
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	2	1	1	2	0	2	3	1	2	3	1
LGConfig	L	T	R	L	TR		L	T	R	L	T	R
Volume	265	821	445	44	519	238	267	819	65	372	1418	209
Lane Width	12.0	12.0	12.0	12.0	16.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			224			60			17			53

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		20.0	40.0					25.0	45.0		
Yellow		4.0	4.0					4.0	4.0		
All Red		1.0	1.0					1.0	1.0		

Cycle Length: 150.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	463	3471	0.57	0.13	62.7	E		
T	946	3547	0.87	0.27	62.0	E	59.8	E
R	426	1599	0.52	0.27	47.9	D		
Westbound								
L	238	1787	0.18	0.13	58.1	E		
TR	1033	3875	0.67	0.27	51.0	D	51.4	D
Northbound								
L	579	3471	0.46	0.17	57.0	E		
T	1522	5074	0.54	0.30	44.2	D	47.0	D
R	480	1599	0.10	0.30	38.0	D		
Southbound								
L	579	3471	0.64	0.17	60.8	E		
T	1522	5074	0.93	0.30	64.0	E	61.6	E
R	480	1599	0.32	0.30	41.1	D		

Intersection Delay = 56.4 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Fred Waring Drive

Inter.: Washington St & Fred Waring Dr
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	2	1	1	2	0	2	3	1	2	3	1
LGConfig	L	T	R	L	TR		L	T	R	L	T	R
Volume	162	382	255	127	827	319	455	1159	64	224	1102	250
Lane Width	12.0	12.0	12.0	12.0	16.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			128			80			16			63

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		20.0	40.0					25.0	45.0		
Yellow		4.0	4.0					4.0	4.0		
All Red		1.0	1.0					1.0	1.0		

Cycle Length: 150.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	463	3471	0.35	0.13	59.6	E		
T	946	3547	0.40	0.27	45.5	D	48.6	D
R	426	1599	0.30	0.27	44.2	D		
Westbound								
L	238	1787	0.53	0.13	63.0	E		
TR	1038	3893	1.03	0.27	140.9	F	132.6	F
Northbound								
L	579	3471	0.79	0.17	67.4	E		
T	1522	5074	0.76	0.30	50.0	D	54.4	D
R	480	1599	0.10	0.30	38.0	D		
Southbound								
L	579	3471	0.39	0.17	56.1	E		
T	1522	5074	0.72	0.30	48.7	D	49.0	D
R	480	1599	0.39	0.30	42.1	D		

Intersection Delay = 70.5 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Fred Waring Drive

Inter.: Washington St & Fred Waring Dr
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	2	1	1	2	0	2	3	1	2	3	1
LGConfig	L	T	R	L	TR		L	T	R	L	T	R
Volume	265	821	524	97	519	238	366	885	131	372	1471	209
Lane Width	12.0	12.0	12.0	12.0	16.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			262			60			33			53

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left	A				NB Left	A			
Thru		A			Thru		A		
Right		A			Right		A		
Peds					Peds				
WB Left	A				SB Left	A			
Thru		A			Thru		A		
Right		A			Right		A		
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	20.0	40.0				25.0	45.0		
Yellow	4.0	4.0				4.0	4.0		
All Red	1.0	1.0				1.0	1.0		

Cycle Length: 150.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	463	3471	0.57	0.13	62.7	E		
T	946	3547	0.87	0.27	62.0	E	60.0	E
R	426	1599	0.62	0.27	50.9	D		
Westbound								
L	238	1787	0.41	0.13	60.7	E		
TR	1033	3875	0.67	0.27	51.0	D	52.1	D
Northbound								
L	579	3471	0.63	0.17	60.5	E		
T	1522	5074	0.58	0.30	45.1	D	48.8	D
R	480	1599	0.20	0.30	39.4	D		
Southbound								
L	579	3471	0.64	0.17	60.8	E		
T	1522	5074	0.97	0.30	75.1	E	69.8	E
R	480	1599	0.32	0.30	41.1	D		

Intersection Delay = 59.7 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Fred Waring Drive

Inter.: Washington St & Fred Waring Dr
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	1	2	1	2	3	1	2	4	1
LGConfig	L	T	R	L	TR	R	L	T	R	L	T	R
Volume	162	382	255	127	827	319	455	1159	64	224	1102	250
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			128			80			16			63

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		20.0	40.0					25.0	45.0		
Yellow		4.0	4.0					4.0	4.0		
All Red		1.0	1.0					1.0	1.0		

Cycle Length: 150.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	463	3471	0.35	0.13	59.6	E		
T	1353	5074	0.28	0.27	43.7	D	47.6	D
R	426	1599	0.30	0.27	44.2	D		
Westbound								
L	238	1787	0.53	0.13	63.0	E		
TR	946	3547	0.87	0.27	62.8	E	60.1	E
R	426	1599	0.56	0.27	49.1	D		
Northbound								
L	579	3471	0.79	0.17	67.4	E		
T	1522	5074	0.76	0.30	50.0	D	54.4	D
R	480	1599	0.10	0.30	38.0	D		
Southbound								
L	579	3471	0.39	0.17	56.1	E		
T	2030	6765	0.54	0.30	44.2	D	45.7	D
R	480	1599	0.39	0.30	42.1	D		

Intersection Delay = 52.2 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Fred Waring Drive

Inter.: Washington St & Fred Waring Dr
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	1	2	1	2	3	1	2	4	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Volume	265	821	524	97	519	238	366	885	131	372	1471	209
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			262			60			33			53

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		20.0	40.0					25.0	45.0		
Yellow		4.0	4.0					4.0	4.0		
All Red		1.0	1.0					1.0	1.0		

Cycle Length: 150.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	463	3471	0.57	0.13	62.7	E		
T	1353	5074	0.61	0.27	48.9	D	52.0	D
R	426	1599	0.62	0.27	50.9	D		
Westbound								
L	238	1787	0.41	0.13	60.7	E		
T	946	3547	0.55	0.27	47.9	D	49.1	D
R	426	1599	0.42	0.27	46.1	D		
Northbound								
L	579	3471	0.63	0.17	60.5	E		
T	1522	5074	0.58	0.30	45.1	D	48.8	D
R	480	1599	0.20	0.30	39.4	D		
Southbound								
L	579	3471	0.64	0.17	60.8	E		
T	2030	6765	0.72	0.30	48.3	D	50.1	D
R	480	1599	0.32	0.30	41.1	D		

Intersection Delay = 50.1 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing
E/W St: Via Sevilla

Inter.: Washington St & Via Sevilla
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	0	1	0	1	3	1	1	3	1
LGConfig	L	T	R		LTR		L	T	R	L	T	R
Volume	55	11	22	3	20	66	78	1519	7	31	1182	98
Lane Width	12.0	12.0	12.0		12.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			6			17			2			25

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru	A					Thru		A		
	Right	A					Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru	A					Thru		A		
	Right	A					Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		30.0						25.0	55.0		
Yellow		3.5						3.0	4.5		
All Red		1.0						1.0	1.0		

Cycle Length: 124.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	326	1348	0.17	0.24	37.4	D		
T	460	1900	0.02	0.24	35.9	D	36.9	D
R	391	1615	0.04	0.24	36.0	D		
Westbound								
LTR	415	1717	0.17	0.24	37.4	D	37.4	D
Northbound								
L	364	1805	0.21	0.20	41.6	D		
T	2251	5074	0.67	0.44	28.2	C	28.8	C
R	716	1615	0.01	0.44	19.3	B		
Southbound								
L	364	1805	0.09	0.20	40.3	D		
T	2251	5074	0.53	0.44	25.3	C	25.3	C
R	716	1615	0.10	0.44	20.2	C		

Intersection Delay = 27.8 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing
E/W St: Via Sevilla

Inter.: Washington St & Via Sevilla
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	0	1	0	1	3	1	1	3	1
LGConfig	L	T	R		LTR		L	T	R	L	T	R
Volume	166	33	66	6	27	31	106	1147	10	48	1640	133
Lane Width	12.0	12.0	12.0		12.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			17			8			3			34

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left	A				NB Left	A			
Thru	A				Thru		A		
Right	A				Right		A		
Peds					Peds				
WB Left	A				SB Left	A			
Thru	A				Thru		A		
Right	A				Right		A		
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	30.0					25.0	55.0		
Yellow	3.5					3.0	4.5		
All Red	1.0					1.0	1.0		

Cycle Length: 124.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	338	1397	0.49	0.24	41.6	D		
T	460	1900	0.07	0.24	36.3	D	39.9	D
R	391	1615	0.13	0.24	36.9	D		
Westbound								
LTR	427	1764	0.13	0.24	36.9	D	36.9	D
Northbound								
L	364	1805	0.29	0.20	42.4	D		
T	2251	5074	0.51	0.44	25.0	C	26.4	C
R	716	1615	0.01	0.44	19.3	B		
Southbound								
L	364	1805	0.13	0.20	40.8	D		
T	2251	5074	0.73	0.44	29.6	C	29.4	C
R	716	1615	0.14	0.44	20.5	C		

Intersection Delay = 29.2 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative
E/W St: Via Sevilla

Inter.: Washington St & Via Sevilla
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	0	1	0	1	3	1	1	3	1
LGConfig	L	T	R		LTR		L	T	R	L	T	R
Volume	55	11	22	3	20	66	78	1734	8	33	1263	98
Lane Width	12.0	12.0	12.0		12.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			6			17			2			25

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru	A					Thru		A		
	Right	A					Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru	A					Thru		A		
	Right	A					Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		30.0						25.0	55.0		
Yellow		3.5						3.0	4.5		
All Red		1.0						1.0	1.0		

Cycle Length: 124.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	326	1348	0.17	0.24	37.4	D		
T	460	1900	0.02	0.24	35.9	D	36.9	D
R	391	1615	0.04	0.24	36.0	D		
Westbound								
LTR	415	1717	0.17	0.24	37.4	D	37.4	D
Northbound								
L	364	1805	0.21	0.20	41.6	D		
T	2251	5074	0.77	0.44	30.9	C	31.3	C
R	716	1615	0.01	0.44	19.3	B		
Southbound								
L	364	1805	0.09	0.20	40.4	D		
T	2251	5074	0.56	0.44	25.9	C	25.9	C
R	716	1615	0.10	0.44	20.2	C		

Intersection Delay = 29.4 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative
E/W St: Via Sevilla

Inter.: Washington St & Via Sevilla
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	0	1	0	1	3	1	1	3	1
LGConfig	L	T	R		LTR		L	T	R	L	T	R
Volume	166	33	66	6	27	31	106	1309	11	51	1753	133
Lane Width	12.0	12.0	12.0		12.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			17			8			3			34

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left	A				NB Left	A			
Thru	A				Thru		A		
Right	A				Right		A		
Peds					Peds				
WB Left	A				SB Left	A			
Thru	A				Thru		A		
Right	A				Right		A		
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	30.0					25.0	55.0		
Yellow	3.5					3.0	4.5		
All Red	1.0					1.0	1.0		

Cycle Length: 124.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	338	1397	0.49	0.24	41.6	D		
T	460	1900	0.07	0.24	36.3	D	39.9	D
R	391	1615	0.13	0.24	36.9	D		
Westbound								
LTR	427	1764	0.13	0.24	36.9	D	36.9	D
Northbound								
L	364	1805	0.29	0.20	42.4	D		
T	2251	5074	0.58	0.44	26.3	C	27.4	C
R	716	1615	0.01	0.44	19.3	B		
Southbound								
L	364	1805	0.14	0.20	40.8	D		
T	2251	5074	0.78	0.44	31.2	C	30.9	C
R	716	1615	0.14	0.44	20.5	C		

Intersection Delay = 30.2 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Via Sevilla

Inter.: Washington St & Via Sevilla
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	0	1	0	1	3	1	1	3	1
LGConfig	L	T	R		LTR		L	T	R	L	T	R
Volume	5	11	22	3	20	66	78	1756	8	33	1263	98
Lane Width	12.0	12.0	12.0		12.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			6			17			2			25

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru	A					Thru		A		
	Right	A					Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru	A					Thru		A		
	Right	A					Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		30.0						25.0	55.0		
Yellow		3.5						3.0	4.5		
All Red		1.0						1.0	1.0		

Cycle Length: 124.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	326	1348	0.02	0.24	35.8	D		
T	460	1900	0.02	0.24	35.9	D	35.9	D
R	391	1615	0.04	0.24	36.0	D		
Westbound								
LTR	415	1717	0.17	0.24	37.4	D	37.4	D
Northbound								
L	364	1805	0.21	0.20	41.6	D		
T	2251	5074	0.78	0.44	31.2	C	31.6	C
R	716	1615	0.01	0.44	19.3	B		
Southbound								
L	364	1805	0.09	0.20	40.4	D		
T	2251	5074	0.56	0.44	25.9	C	25.9	C
R	716	1615	0.10	0.44	20.2	C		

Intersection Delay = 29.4 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Via Sevilla

Inter.: Washington St & Via Sevilla
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	0	1	0	1	3	1	1	3	1
LGConfig	L	T	R		LTR		L	T	R	L	T	R
Volume	166	33	66	6	27	31	106	1375	11	51	1753	133
Lane Width	12.0	12.0	12.0		12.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			17			8			3			34

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru	A					Thru		A		
	Right	A					Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru	A					Thru		A		
	Right	A					Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		30.0						25.0	55.0		
Yellow		3.5						3.0	4.5		
All Red		1.0						1.0	1.0		

Cycle Length: 124.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	338	1397	0.49	0.24	41.6	D		
T	460	1900	0.07	0.24	36.3	D	39.9	D
R	391	1615	0.13	0.24	36.9	D		
Westbound								
LTR	427	1764	0.13	0.24	36.9	D	36.9	D
Northbound								
L	364	1805	0.29	0.20	42.4	D		
T	2251	5074	0.61	0.44	26.8	C	27.9	C
R	716	1615	0.01	0.44	19.3	B		
Southbound								
L	364	1805	0.14	0.20	40.8	D		
T	2251	5074	0.78	0.44	31.2	C	30.9	C
R	716	1615	0.14	0.44	20.5	C		

Intersection Delay = 30.4 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/23/2007
Period: AM Peak Hour
Project ID: Existing
E/W St: Miles Avenue

Inter.: Washington St & Miles Ave
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	0	2	2	0	1	3	1	1	3	1
LGConfig	L	TR		L	TR		L	T	R	L	T	R
Volume	27	84	57	69	465	193	60	1261	48	101	989	72
Lane Width	12.0	12.0		12.0	15.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			0			48			12			18

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		25.0	35.0					25.0	60.0		
Yellow		4.0	4.0					4.0	5.0		
All Red		1.0	1.0					1.0	1.0		

Cycle Length: 166.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	269	1787	0.10	0.15	61.0	E		
TR	705	3345	0.20	0.21	54.1	D	55.2	E
Westbound								
L	523	3471	0.13	0.15	61.2	E		
TR	795	3771	0.77	0.21	66.4	E	65.8	E
Northbound								
L	269	1787	0.22	0.15	62.4	E		
T	1834	5074	0.69	0.36	46.1	D	46.6	D
R	578	1599	0.06	0.36	34.7	C		
Southbound								
L	269	1787	0.38	0.15	64.4	E		
T	1834	5074	0.54	0.36	42.4	D	44.0	D
R	578	1599	0.09	0.36	35.1	D		

Intersection Delay = 50.0 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/23/2007
Period: PM Peak Hour
Project ID: Existing
E/W St: Miles Avenue

Inter.: Washington St & Miles Ave
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	0	2	2	0	1	3	1	1	3	1
LGConfig	L	TR		L	TR		L	T	R	L	T	R
Volume	33	219	63	98	104	103	33	985	160	233	1427	20
Lane Width	12.0	12.0		12.0	15.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			0			26			40			5

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	35.0					25.0	60.0		
Yellow	4.0	4.0					4.0	5.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 166.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	269	1787	0.12	0.15	61.2	E		
TR	724	3435	0.39	0.21	56.7	E	57.1	E
Westbound								
L	523	3471	0.19	0.15	61.8	E		
TR	773	3668	0.23	0.21	54.5	D	57.1	E
Northbound								
L	269	1787	0.12	0.15	61.2	E		
T	1834	5074	0.54	0.36	42.3	D	42.3	D
R	578	1599	0.21	0.36	36.8	D		
Southbound								
L	269	1787	0.87	0.15	99.3	F		
T	1834	5074	0.78	0.36	49.3	D	56.1	E
R	578	1599	0.03	0.36	34.2	C		

Intersection Delay = 51.7 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/23/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative
E/W St: Miles Avenue

Inter.: Washington St & Miles Ave
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	0	2	2	0	1	3	1	1	3	1
LGConfig	L	TR		L	TR		L	T	R	L	T	R
Volume	31	96	65	72	486	202	68	1433	55	115	1129	82
Lane Width	12.0	12.0		12.0	15.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			0			51			14			21

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		25.0	35.0					25.0	60.0		
Yellow		4.0	4.0					4.0	5.0		
All Red		1.0	1.0					1.0	1.0		

Cycle Length: 166.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	269	1787	0.12	0.15	61.1	E		
TR	705	3345	0.23	0.21	54.5	D	55.5	E
Westbound								
L	523	3471	0.14	0.15	61.3	E		
TR	795	3771	0.80	0.21	68.4	E	67.7	E
Northbound								
L	269	1787	0.25	0.15	62.8	E		
T	1834	5074	0.78	0.36	49.5	D	49.7	D
R	578	1599	0.07	0.36	34.8	C		
Southbound								
L	269	1787	0.43	0.15	65.1	E		
T	1834	5074	0.62	0.36	44.2	D	45.6	D
R	578	1599	0.11	0.36	35.3	D		

Intersection Delay = 51.9 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/23/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative
E/W St: Miles Avenue

Inter.: Washington St & Miles Ave
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	0	2	2	0	1	3	1	1	3	1
LGConfig	L	TR		L	TR		L	T	R	L	T	R
Volume	38	250	72	102	109	108	38	1120	182	266	1629	23
Lane Width	12.0	12.0		12.0	15.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			0			27			46			6

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	35.0					25.0	60.0		
Yellow	4.0	4.0					4.0	5.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 166.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	269	1787	0.14	0.15	61.4	E		
TR	724	3435	0.44	0.21	57.5	E	57.9	E
Westbound								
L	523	3471	0.20	0.15	61.9	E		
TR	773	3667	0.25	0.21	54.7	D	57.2	E
Northbound								
L	269	1787	0.14	0.15	61.4	E		
T	1834	5074	0.61	0.36	44.0	D	43.8	D
R	578	1599	0.24	0.36	37.2	D		
Southbound								
L	269	1787	0.99	0.15	169.0	F		
T	1834	5074	0.89	0.36	56.1	E	71.6	E
R	578	1599	0.03	0.36	34.2	C		

Intersection Delay = 59.9 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Miles Avenue

Inter.: Washington St & Miles Ave
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	0	2	2	0	1	3	1	1	3	1
LGConfig	L	TR		L	TR		L	T	R	L	T	R
Volume	73	107	76	72	506	222	127	1472	55	126	1173	93
Lane Width	12.0	12.0		12.0	15.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			0			56			14			24

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	35.0					25.0	60.0		
Yellow	4.0	4.0					4.0	5.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 166.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	269	1787	0.27	0.15	63.0	E		
TR	704	3339	0.26	0.21	54.9	D	57.2	E
Westbound								
L	523	3471	0.14	0.15	61.3	E		
TR	794	3766	0.85	0.21	72.1	E	71.1	E
Northbound								
L	269	1787	0.47	0.15	65.8	E		
T	1834	5074	0.80	0.36	50.4	D	51.2	D
R	578	1599	0.07	0.36	34.8	C		
Southbound								
L	269	1787	0.47	0.15	65.7	E		
T	1834	5074	0.64	0.36	44.8	D	46.2	D
R	578	1599	0.12	0.36	35.5	D		

Intersection Delay = 53.6 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Miles Avenue

Inter.: Washington St & Miles Ave
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	0	2	2	0	1	3	1	1	3	1
LGConfig	L	TR		L	TR		L	T	R	L	T	R
Volume	131	283	105	102	136	135	118	1173	182	299	1761	56
Lane Width	12.0	12.0		12.0	15.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			0			34			46			14

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	35.0					25.0	60.0		
Yellow	4.0	4.0					4.0	5.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 166.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	269	1787	0.49	0.15	66.0	E		
TR	719	3412	0.54	0.21	59.2	E	60.9	E
Westbound								
L	523	3471	0.20	0.15	61.9	E		
TR	773	3667	0.31	0.21	55.5	E	57.4	E
Northbound								
L	269	1787	0.44	0.15	65.3	E		
T	1834	5074	0.64	0.36	44.8	D	45.8	D
R	578	1599	0.24	0.36	37.2	D		
Southbound								
L	269	1787	1.11	0.15	324.0	F		
T	1834	5074	0.96	0.36	69.6	E	105.1	F
R	578	1599	0.07	0.36	34.8	C		

Intersection Delay = 76.9 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Miles Avenue

Inter.: Washington St & Miles Ave
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	0	2	2	1	1	3	1	2	3	1
LGConfig	L	TR		L	T	R	L	T	R	L	T	R
Volume	73	107	76	72	506	222	127	1472	55	126	1173	93
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			0			56			14			24

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	35.0					25.0	60.0		
Yellow	4.0	4.0					4.0	5.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 166.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	269	1787	0.27	0.15	63.0	E		
TR	704	3339	0.26	0.21	54.9	D	57.2	E
Westbound								
L	523	3471	0.14	0.15	61.3	E		
T	748	3547	0.68	0.21	62.8	E	61.7	E
R	337	1599	0.49	0.21	58.8	E		
Northbound								
L	269	1787	0.47	0.15	65.8	E		
T	1834	5074	0.80	0.36	50.4	D	51.2	D
R	578	1599	0.07	0.36	34.8	C		
Southbound								
L	523	3471	0.24	0.15	62.4	E		
T	1834	5074	0.64	0.36	44.8	D	45.9	D
R	578	1599	0.12	0.36	35.5	D		

Intersection Delay = 51.7 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Miles Avenue

Inter.: Washington St & Miles Ave
Area Type: All other areas
Jurisd: Indian Wells & La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	0	2	2	1	1	3	1	2	3	1
LGConfig	L	TR		L	T	R	L	T	R	L	T	R
Volume	131	283	105	102	136	135	118	1173	182	299	1761	56
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			0			34			46			14

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	35.0					25.0	60.0		
Yellow	4.0	4.0					4.0	5.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 166.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	269	1787	0.49	0.15	66.0	E		
TR	719	3412	0.54	0.21	59.2	E	60.9	E
Westbound								
L	523	3471	0.20	0.15	61.9	E		
T	748	3547	0.18	0.21	53.9	D	56.8	E
R	337	1599	0.30	0.21	55.7	E		
Northbound								
L	269	1787	0.44	0.15	65.3	E		
T	1834	5074	0.64	0.36	44.8	D	45.8	D
R	578	1599	0.24	0.36	37.2	D		
Southbound								
L	523	3471	0.57	0.15	67.0	E		
T	1834	5074	0.96	0.36	69.6	E	68.6	E
R	578	1599	0.07	0.36	34.8	C		

Intersection Delay = 59.3 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/23/2007
Period: AM Peak Hour
Project ID: Existing
E/W St: Highway 111

Inter.: Washington St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	0	2	3	1	2	3	0
LGConfig	L	T	R	L	TR		L	T	R	L	TR	
Volume	42	439	319	83	752	299	786	1096	65	277	752	43
Lane Width	12.0	12.0	12.0	12.0	15.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			80			75			16			11

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	55.0					25.0	40.0		
Yellow	3.5	4.5					3.5	4.5		
All Red	1.5	1.5					1.5	1.5		

Cycle Length: 167.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	520	3471	0.08	0.15	61.2	E		
T	1671	5074	0.26	0.33	41.2	D	43.6	D
R	527	1599	0.45	0.33	44.8	D		
Westbound								
L	520	3471	0.16	0.15	62.0	E		
TR	1779	5402	0.55	0.33	46.2	D	47.4	D
Northbound								
L	520	3471	1.51	0.15	1002	F		
T	1215	5074	0.90	0.24	72.5	E	450.2	F
R	383	1599	0.13	0.24	50.0	D		
Southbound								
L	520	3471	0.53	0.15	66.7	E		
TR	1208	5045	0.65	0.24	58.4	E	60.6	E

Intersection Delay = 212.8 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/23/2007
Period: PM Peak Hour
Project ID: Existing
E/W St: Highway 111

Inter.: Washington St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	0	2	3	1	2	3	0
LGConfig	L	T	R	L	TR		L	T	R	L	TR	
Volume	175	953	649	188	596	327	443	764	113	398	1009	80
Lane Width	12.0	12.0	12.0	12.0	15.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			162			82			28			20

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		25.0	55.0					25.0	40.0		
Yellow		3.5	4.5					3.5	4.5		
All Red		1.5	1.5					1.5	1.5		

Cycle Length: 167.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	520	3471	0.34	0.15	64.0	E		
T	1671	5074	0.57	0.33	46.7	D	59.8	E
R	527	1599	0.92	0.33	84.0	F		
Westbound								
L	520	3471	0.36	0.15	64.3	E		
TR	1763	5353	0.48	0.33	44.8	D	48.3	D
Northbound								
L	520	3471	0.85	0.15	83.7	F		
T	1215	5074	0.63	0.24	57.9	E	66.3	E
R	383	1599	0.22	0.24	51.3	D		
Southbound								
L	520	3471	0.77	0.15	75.2	E		
TR	1206	5034	0.89	0.24	70.5	E	71.8	E

Intersection Delay = 62.4 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/23/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative
E/W St: Highway 111

Inter.: Washington St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	0	2	3	1	2	3	0
LGConfig	L	T	R	L	TR		L	T	R	L	TR	
Volume	48	505	367	98	886	352	1015	1415	84	315	855	49
Lane Width	12.0	12.0	12.0	12.0	15.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			92			88			21			13

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	55.0					25.0	40.0		
Yellow	3.5	4.5					3.5	4.5		
All Red	1.5	1.5					1.5	1.5		

Cycle Length: 167.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	520	3471	0.09	0.15	61.3	E		
T	1671	5074	0.30	0.33	41.8	D	44.4	D
R	527	1599	0.52	0.33	46.3	D		
Westbound								
L	520	3471	0.19	0.15	62.3	E		
TR	1779	5401	0.65	0.33	48.5	D	49.6	D
Northbound								
L	520	3471	1.95	0.15	1792	F		
T	1215	5074	1.16	0.24	369.9	F	940.6	F
R	383	1599	0.16	0.24	50.5	D		
Southbound								
L	520	3471	0.61	0.15	68.4	E		
TR	1208	5045	0.74	0.24	61.1	E	63.0	E

Intersection Delay = 436.3 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/23/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative
E/W St: Highway 111

Inter.: Washington St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	0	2	3	1	2	3	0
LGConfig	L	T	R	L	TR		L	T	R	L	TR	
Volume	201	1097	747	222	702	385	572	986	146	452	1147	91
Lane Width	12.0	12.0	12.0	12.0	15.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			187			97			37			23

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	55.0					25.0	40.0		
Yellow	3.5	4.5					3.5	4.5		
All Red	1.5	1.5					1.5	1.5		

Cycle Length: 167.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	520	3471	0.39	0.15	64.6	E		
T	1671	5074	0.66	0.33	48.9	D	99.4	F
R	527	1599	1.06	0.33	210.9	F		
Westbound								
L	520	3471	0.43	0.15	65.1	E		
TR	1763	5353	0.56	0.33	46.5	D	49.9	D
Northbound								
L	520	3471	1.10	0.15	283.3	F		
T	1215	5074	0.81	0.24	64.4	E	138.7	F
R	383	1599	0.28	0.24	52.2	D		
Southbound								
L	520	3471	0.87	0.15	86.5	F		
TR	1206	5034	1.01	0.24	122.7	F	112.9	F

Intersection Delay = 103.8 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Highway 111

Inter.: Washington St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	0	2	3	1	2	3	0
LGConfig	L	T	R	L	TR		L	T	R	L	TR	
Volume	87	505	367	98	886	391	1015	1435	84	337	866	71
Lane Width	12.0	12.0	12.0	12.0	15.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			92			98			21			18

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		25.0	55.0					25.0	40.0		
Yellow		3.5	4.5					3.5	4.5		
All Red		1.5	1.5					1.5	1.5		

Cycle Length: 167.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	520	3471	0.17	0.15	62.1	E		
T	1671	5074	0.30	0.33	41.8	D	45.3	D
R	527	1599	0.52	0.33	46.3	D		
Westbound								
L	520	3471	0.19	0.15	62.3	E		
TR	1774	5387	0.66	0.33	49.0	D	50.1	D
Northbound								
L	520	3471	1.95	0.15	1792	F		
T	1215	5074	1.18	0.24	398.8	F	952.6	F
R	383	1599	0.16	0.24	50.5	D		
Southbound								
L	520	3471	0.65	0.15	69.7	E		
TR	1206	5033	0.76	0.24	62.1	E	64.1	E

Intersection Delay = 435.9 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Highway 111

Inter.: Washington St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	0	2	3	1	2	3	0
LGConfig	L	T	R	L	TR		L	T	R	L	TR	
Volume	254	1097	747	222	702	438	572	1003	146	518	1180	157
Lane Width	12.0	12.0	12.0	12.0	15.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			187			110			37			40

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left	A				NB Left	A			
Thru		A			Thru		A		
Right		A			Right		A		
Peds					Peds				
WB Left	A				SB Left	A			
Thru		A			Thru		A		
Right		A			Right		A		
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	25.0	55.0				25.0	40.0		
Yellow	3.5	4.5				3.5	4.5		
All Red	1.5	1.5				1.5	1.5		

Cycle Length: 167.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	520	3471	0.49	0.15	65.9	E		
T	1671	5074	0.66	0.33	48.9	D	98.6	F
R	527	1599	1.06	0.33	210.9	F		
Westbound								
L	520	3471	0.43	0.15	65.1	E		
TR	1756	5332	0.59	0.33	47.1	D	50.3	D
Northbound								
L	520	3471	1.10	0.15	283.3	F		
T	1215	5074	0.83	0.24	65.2	E	138.4	F
R	383	1599	0.28	0.24	52.2	D		
Southbound								
L	520	3471	1.00	0.15	146.1	F		
TR	1200	5010	1.08	0.24	226.9	F	203.8	F

Intersection Delay = 128.3 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Highway 111

Inter.: Washington St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	0	2	3	1	2	3	1
LGConfig	L	T	R	L	TR		L	T	R	L	T	R
Volume	87	505	367	98	886	391	1015	1435	84	337	866	71
Lane Width	12.0	12.0	12.0	12.0	15.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			92			98			21			18

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
WB	Left	A				SB	Left	A			
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		25.0	55.0					25.0	40.0		
Yellow		3.5	4.5					3.5	4.5		
All Red		1.5	1.5					1.5	1.5		

Cycle Length: 167.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	520	3471	0.17	0.15	62.1	E		
T	1671	5074	0.30	0.33	41.8	D	45.3	D
R	527	1599	0.52	0.33	46.3	D		
Westbound								
L	520	3471	0.19	0.15	62.3	E		
TR	1774	5387	0.66	0.33	49.0	D	50.1	D
Northbound								
L	520	3471	1.95	0.15	1792	F		
T	1215	5074	1.18	0.24	398.8	F	952.6	F
R	383	1599	0.16	0.24	50.5	D		
Southbound								
L	520	3471	0.65	0.15	69.7	E		
T	1215	5074	0.71	0.24	60.3	E	62.4	E
R	383	1599	0.14	0.24	50.1	D		

Intersection Delay = 435.5 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Highway 111

Inter.: Washington St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	0	2	3	1	2	3	1
LGConfig	L	T	R	L	TR		L	T	R	L	T	R
Volume	254	1097	747	222	702	438	572	1003	146	518	1180	157
Lane Width	12.0	12.0	12.0	12.0	15.0		12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			187			110			37			40

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	55.0					25.0	40.0		
Yellow	3.5	4.5					3.5	4.5		
All Red	1.5	1.5					1.5	1.5		

Cycle Length: 167.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	520	3471	0.49	0.15	65.9	E		
T	1671	5074	0.66	0.33	48.9	D	98.6	F
R	527	1599	1.06	0.33	210.9	F		
Westbound								
L	520	3471	0.43	0.15	65.1	E		
TR	1756	5332	0.59	0.33	47.1	D	50.3	D
Northbound								
L	520	3471	1.10	0.15	283.3	F		
T	1215	5074	0.83	0.24	65.2	E	138.4	F
R	383	1599	0.28	0.24	52.2	D		
Southbound								
L	520	3471	1.00	0.15	146.1	F		
T	1215	5074	0.97	0.24	93.1	F	105.6	F
R	383	1599	0.31	0.24	52.6	D		

Intersection Delay = 101.5 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/10/2007
Period: AM Peak Hour
Project ID: Existing
E/W St: Avenue 48

Inter.: Washington St & Avenue 48
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	3	0	1	3	0
LGConfig				L		R		TR		L	T	
Volume				334		452		2660	520	80	941	
Lane Width				12.0		12.0		12.0		12.0	12.0	
RTOR Vol						113			0			

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left					NB Left				
Thru					Thru		A		
Right					Right		A		
Peds					Peds				
WB Left		A			SB Left	A			
Thru					Thru		A		
Right		A			Right				
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green		30.0				20.0	60.0		
Yellow		4.0				4.0	5.0		
All Red		1.0				1.0	2.0		

Cycle Length: 127.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	828	3505	0.40	0.24	41.3	D		
							58.1	E
R	381	1615	0.89	0.24	74.6	E		
Northbound								
TR	2346	4966	1.36	0.47	676.3	F	676.3	F
Southbound								
L	284	1805	0.28	0.16	47.7	D		
T	2397	5074	0.39	0.47	21.8	C	23.8	C

Intersection Delay = 454.3 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/10/2007
Period: PM Peak Hour
Project ID: Existing
E/W St: Avenue 48

Inter.: Washington St & Avenue 48
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	3	0	1	3	0
LGConfig				L		R		TR		L	T	
Volume				598		288		1681	363	239	1899	
Lane Width				12.0		12.0		12.0		12.0	12.0	
RTOR Vol						72			0			

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left					NB Left				
Thru					Thru		A		
Right					Right		A		
Peds					Peds				
WB Left	A				SB Left	A			
Thru					Thru		A		
Right	A				Right				
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	30.0					20.0	60.0		
Yellow	4.0					4.0	5.0		
All Red	1.0					1.0	2.0		

Cycle Length: 127.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	828	3505	0.72	0.24	47.8	D		
							47.0	D
R	381	1615	0.57	0.24	44.8	D		
Northbound								
TR	2341	4956	0.87	0.47	34.3	C	34.3	C
Southbound								
L	284	1805	0.84	0.16	75.4	E		
T	2397	5074	0.79	0.47	30.2	C	35.2	D

Intersection Delay = 36.7 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/22/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative
E/W St: Avenue 48

Inter.: Washington St & Avenue 48
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	3	0	1	3	0
LGConfig				L		R		TR		L	T	
Volume				334		452		3479	680	103	1215	
Lane Width				12.0		12.0		12.0		12.0	12.0	
RTOR Vol						113			0			

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left	A		
Thru					Thru	A		
Right	A				Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	30.0				20.0	60.0		
Yellow	4.0				4.0	5.0		
All Red	1.0				1.0	2.0		

Cycle Length: 127.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	828	3505	0.40	0.24	41.3	D		
							58.1	E
R	381	1615	0.89	0.24	74.6	E		
Northbound								
TR	2346	4966	1.77	0.47	1426	F	1426	F
Southbound								
L	284	1805	0.36	0.16	48.6	D		
T	2397	5074	0.51	0.47	23.4	C	25.4	C

Intersection Delay = 976.3 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/22/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative
E/W St: Avenue 48

Inter.: Washington St & Avenue 48
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	3	0	1	3	0
LGConfig				L		R		TR		L	T	
Volume				598		288		2199	475	309	2452	
Lane Width				12.0		12.0		12.0		12.0	12.0	
RTOR Vol						72			0			

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left					NB Left				
Thru					Thru		A		
Right					Right		A		
Peds					Peds				
WB Left	A				SB Left	A			
Thru					Thru		A		
Right	A				Right				
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	30.0					20.0	60.0		
Yellow	4.0					4.0	5.0		
All Red	1.0					1.0	2.0		

Cycle Length: 127.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	828	3505	0.72	0.24	47.8	D		
							47.0	D
R	381	1615	0.57	0.24	44.8	D		
Northbound								
TR	2341	4956	1.14	0.47	295.6	F	295.6	F
Southbound								
L	284	1805	1.09	0.16	269.4	F		
T	2397	5074	1.02	0.47	96.7	F	116.0	F

Intersection Delay = 183.9 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Avenue 48

Inter.: Washington St & Avenue 48
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	3	0	1	3	0
LGConfig				L		R		TR		L	T	
Volume				346		452		3487	680	110	1219	
Lane Width				12.0		12.0		12.0		12.0	12.0	
RTOR Vol						113			0			

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left					NB Left				
Thru					Thru		A		
Right					Right		A		
Peds					Peds				
WB Left		A			SB Left	A			
Thru					Thru		A		
Right		A			Right				
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green		30.0				20.0	60.0		
Yellow		4.0				4.0	5.0		
All Red		1.0				1.0	2.0		

Cycle Length: 127.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	828	3505	0.42	0.24	41.4	D		
							57.9	E
R	381	1615	0.89	0.24	74.6	E		
Northbound								
TR	2346	4966	1.78	0.47	1432	F	1432	F
Southbound								
L	284	1805	0.39	0.16	48.9	D		
T	2397	5074	0.51	0.47	23.4	C	25.5	C

Intersection Delay = 977.6 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Avenue 48

Inter.: Washington St & Avenue 48
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	3	0	1	3	0
LGConfig				L		R		TR		L	T	
Volume				614		288		2210	475	329	2465	
Lane Width				12.0		12.0		12.0		12.0	12.0	
RTOR Vol						72			0			

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left					NB Left				
Thru					Thru		A		
Right					Right		A		
Peds					Peds				
WB Left		A			SB Left	A			
Thru					Thru		A		
Right		A			Right				
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green		30.0				20.0	60.0		
Yellow		4.0				4.0	5.0		
All Red		1.0				1.0	2.0		

Cycle Length: 127.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	828	3505	0.74	0.24	48.6	D		
							47.6	D
R	381	1615	0.57	0.24	44.8	D		
Northbound								
TR	2342	4957	1.15	0.47	303.0	F	303.0	F
Southbound								
L	284	1805	1.16	0.16	379.3	F		
T	2397	5074	1.03	0.47	104.2	F	136.6	F

Intersection Delay = 195.7 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Avenue 48

Inter.: Washington St & Avenue 48
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	3	1	1	3	0
LGConfig				L		R		T	R	L	T	
Volume				346		452		3487	680	110	1219	
Lane Width				12.0		12.0		12.0	12.0	12.0	12.0	
RTOR Vol						113			0			

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left	A		
Thru					Thru	A		
Right	A				Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	30.0				20.0	60.0		
Yellow	4.0				4.0	5.0		
All Red	1.0				1.0	2.0		

Cycle Length: 127.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	828	3505	0.42	0.24	41.4	D		
							57.9	E
R	381	1615	0.89	0.24	74.6	E		
Northbound								
T	2397	5074	1.45	0.47	854.4	F	722.4	F
R	763	1615	0.89	0.47	45.4	D		
Southbound								
L	284	1805	0.39	0.16	48.9	D		
T	2397	5074	0.51	0.47	23.4	C	25.5	C

Intersection Delay = 498.9 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Avenue 48

Inter.: Washington St & Avenue 48
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Washington Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	3	1	1	3	0
LGConfig				L		R		T	R	L	T	
Volume				614		288		2210	475	329	2465	
Lane Width				12.0		12.0		12.0	12.0	12.0	12.0	
RTOR Vol						72			0			

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left					NB Left				
Thru					Thru		A		
Right					Right		A		
Peds					Peds				
WB Left	A				SB Left	A			
Thru					Thru		A		
Right	A				Right				
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	30.0					20.0	60.0		
Yellow	4.0					4.0	5.0		
All Red	1.0					1.0	2.0		

Cycle Length: 127.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	828	3505	0.74	0.24	48.6	D		
							47.6	D
R	381	1615	0.57	0.24	44.8	D		
Northbound								
T	2397	5074	0.92	0.47	38.7	D	36.6	D
R	763	1615	0.62	0.47	26.6	C		
Southbound								
L	284	1805	1.16	0.16	379.3	F		
T	2397	5074	1.03	0.47	104.2	F	136.6	F

Intersection Delay = 82.3 (sec/veh) Intersection LOS = F

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/10/2007
Period: AM Peak Hour
Project ID: Existing
E/W St: Highway 111

Inter.: Adams St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Adams Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	1	1	3	1	2	2	1	2	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Volume	118	658	66	54	935	120	278	519	58	158	321	124
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			17			31			15			31

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	50.0	0.0				20.0	40.0		
Yellow	3.5	5.0					3.5	4.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 155.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	288	1787	0.41	0.16	59.3	E		
T	1637	5074	0.40	0.32	41.0	D	43.4	D
R	516	1599	0.09	0.32	36.8	D		
Westbound								
L	288	1787	0.19	0.16	56.5	E		
T	1637	5074	0.57	0.32	44.1	D	44.2	D
R	516	1599	0.17	0.32	37.8	D		
Northbound								
L	452	3505	0.62	0.13	66.4	E		
T	934	3618	0.56	0.26	50.5	D	55.4	E
R	417	1615	0.10	0.26	43.9	D		
Southbound								
L	452	3505	0.35	0.13	62.0	E		
T	934	3618	0.34	0.26	47.0	D	50.9	D
R	417	1615	0.22	0.26	45.5	D		

Intersection Delay = 48.0 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/10/2007
Period: PM Peak Hour
Project ID: Existing
E/W St: Highway 111

Inter.: Adams St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Adams Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	1	1	3	1	2	2	1	2	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Volume	220	1226	255	147	963	168	158	269	29	271	338	110
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			64			42			7			28

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	50.0					20.0	40.0		
Yellow	3.5	5.0					3.5	4.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 155.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	288	1787	0.76	0.16	74.6	E		
T	1637	5074	0.75	0.32	48.9	D	51.4	D
R	516	1599	0.37	0.32	40.8	D		
Westbound								
L	288	1787	0.51	0.16	60.9	E		
T	1637	5074	0.59	0.32	44.5	D	45.8	D
R	516	1599	0.24	0.32	38.9	D		
Northbound								
L	452	3505	0.35	0.13	62.0	E		
T	934	3618	0.29	0.26	46.3	D	51.7	D
R	417	1615	0.05	0.26	43.3	D		
Southbound								
L	452	3505	0.60	0.13	66.0	E		
T	934	3618	0.36	0.26	47.3	D	54.4	D
R	417	1615	0.20	0.26	45.2	D		

Intersection Delay = 50.2 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/22/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative
E/W St: Highway 111

Inter.: Adams St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Adams Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	1	1	3	1	2	2	1	2	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Volume	139	775	78	64	1102	141	325	607	68	185	414	160
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			20			36			17			40

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	50.0	0.0				20.0	40.0		
Yellow	3.5	5.0					3.5	4.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 155.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	288	1787	0.48	0.16	60.4	E		
T	1637	5074	0.47	0.32	42.2	D	44.5	D
R	516	1599	0.11	0.32	37.0	D		
Westbound								
L	288	1787	0.22	0.16	56.9	E		
T	1637	5074	0.67	0.32	46.5	D	46.4	D
R	516	1599	0.20	0.32	38.3	D		
Northbound								
L	452	3505	0.72	0.13	70.5	E		
T	934	3618	0.65	0.26	52.9	D	58.2	E
R	417	1615	0.12	0.26	44.2	D		
Southbound								
L	452	3505	0.41	0.13	62.7	E		
T	934	3618	0.44	0.26	48.5	D	51.8	D
R	417	1615	0.29	0.26	46.5	D		

Intersection Delay = 49.9 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/22/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative
E/W St: Highway 111

Inter.: Adams St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007

N/S St: Adams Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	1	1	3	1	2	2	1	2	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Volume	259	1445	301	173	1135	198	185	315	34	317	395	129
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			76			50			9			33

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left	A				NB Left	A			
Thru		A			Thru		A		
Right		A			Right		A		
Peds					Peds				
WB Left	A				SB Left	A			
Thru		A			Thru		A		
Right		A			Right		A		
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	25.0	50.0				20.0	40.0		
Yellow	3.5	5.0				3.5	4.0		
All Red	1.0	1.0				1.0	1.0		

Cycle Length: 155.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	288	1787	0.90	0.16	102.5	F		
T	1637	5074	0.88	0.32	56.3	E	60.8	E
R	516	1599	0.44	0.32	42.0	D		
Westbound								
L	288	1787	0.60	0.16	63.9	E		
T	1637	5074	0.69	0.32	47.1	D	48.3	D
R	516	1599	0.29	0.32	39.5	D		
Northbound								
L	452	3505	0.41	0.13	62.7	E		
T	934	3618	0.34	0.26	46.9	D	52.3	D
R	417	1615	0.06	0.26	43.4	D		
Southbound								
L	452	3505	0.70	0.13	69.6	E		
T	934	3618	0.42	0.26	48.2	D	56.3	E
R	417	1615	0.23	0.26	45.6	D		

Intersection Delay = 55.2 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Highway 111

Inter.: Adams St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Adams Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	1	1	3	1	2	2	1	2	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Volume	139	792	82	64	1133	141	333	607	68	185	414	160
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			21			36			17			40

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	50.0	0.0				20.0	40.0		
Yellow	3.5	5.0					3.5	4.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 155.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	288	1787	0.48	0.16	60.4	E		
T	1637	5074	0.48	0.32	42.4	D	44.6	D
R	516	1599	0.12	0.32	37.1	D		
Westbound								
L	288	1787	0.22	0.16	56.9	E		
T	1637	5074	0.69	0.32	47.1	D	46.8	D
R	516	1599	0.20	0.32	38.3	D		
Northbound								
L	452	3505	0.74	0.13	71.4	E		
T	934	3618	0.65	0.26	52.9	D	58.7	E
R	417	1615	0.12	0.26	44.2	D		
Southbound								
L	452	3505	0.41	0.13	62.7	E		
T	934	3618	0.44	0.26	48.5	D	51.8	D
R	417	1615	0.29	0.26	46.5	D		

Intersection Delay = 50.1 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project
E/W St: Highway 111

Inter.: Adams St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Adams Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	1	1	3	1	2	2	1	2	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Volume	259	1498	314	173	1177	198	196	315	34	317	395	129
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			79			50			9			33

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	50.0					20.0	40.0		
Yellow	3.5	5.0					3.5	4.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 155.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	288	1787	0.90	0.16	102.5	F		
T	1637	5074	0.92	0.32	60.1	E	63.5	E
R	516	1599	0.46	0.32	42.3	D		
Westbound								
L	288	1787	0.60	0.16	63.9	E		
T	1637	5074	0.72	0.32	47.9	D	48.9	D
R	516	1599	0.29	0.32	39.5	D		
Northbound								
L	452	3505	0.43	0.13	62.9	E		
T	934	3618	0.34	0.26	46.9	D	52.6	D
R	417	1615	0.06	0.26	43.4	D		
Southbound								
L	452	3505	0.70	0.13	69.6	E		
T	934	3618	0.42	0.26	48.2	D	56.3	E
R	417	1615	0.23	0.26	45.6	D		

Intersection Delay = 56.6 (sec/veh) Intersection LOS = E

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: AM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Highway 111

Inter.: Adams St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Adams Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	1	2	2	1	2	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Volume	139	792	82	64	1133	141	333	607	68	185	414	160
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			21			36			17			40

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
WB Left	A				SB	Left	A			
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	25.0	50.0	0.0				20.0	40.0		
Yellow	3.5	5.0					3.5	4.0		
All Red	1.0	1.0					1.0	1.0		

Cycle Length: 155.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	560	3471	0.25	0.16	57.0	E		
T	1637	5074	0.48	0.32	42.4	D	44.1	D
R	516	1599	0.12	0.32	37.1	D		
Westbound								
L	560	3471	0.11	0.16	55.6	E		
T	1637	5074	0.69	0.32	47.1	D	46.8	D
R	516	1599	0.20	0.32	38.3	D		
Northbound								
L	452	3505	0.74	0.13	71.4	E		
T	934	3618	0.65	0.26	52.9	D	58.7	E
R	417	1615	0.12	0.26	44.2	D		
Southbound								
L	452	3505	0.41	0.13	62.7	E		
T	934	3618	0.44	0.26	48.5	D	51.8	D
R	417	1615	0.29	0.26	46.5	D		

Intersection Delay = 50.0 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: JL
Agency: Willdan
Date: 5/24/2007
Period: PM Peak Hour
Project ID: Existing + Cumulative + Project + Mitigation
E/W St: Highway 111

Inter.: Adams St & HWY 111
Area Type: All other areas
Jurisd: La Quinta
Year : 2007
N/S St: Adams Street

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	1	2	3	1	2	2	1	2	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Volume	259	1498	314	173	1177	198	196	315	34	317	395	129
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol			79			50			9			33

Duration 1.00 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left	A				NB Left	A			
Thru		A			Thru		A		
Right		A			Right		A		
Peds					Peds				
WB Left	A				SB Left	A			
Thru		A			Thru		A		
Right		A			Right		A		
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	25.0	50.0				20.0	40.0		
Yellow	3.5	5.0				3.5	4.0		
All Red	1.0	1.0				1.0	1.0		

Cycle Length: 155.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	560	3471	0.46	0.16	59.5	E		
T	1637	5074	0.92	0.32	60.1	E	57.9	E
R	516	1599	0.46	0.32	42.3	D		
Westbound								
L	560	3471	0.31	0.16	57.7	E		
T	1637	5074	0.72	0.32	47.9	D	48.2	D
R	516	1599	0.29	0.32	39.5	D		
Northbound								
L	452	3505	0.43	0.13	62.9	E		
T	934	3618	0.34	0.26	46.9	D	52.6	D
R	417	1615	0.06	0.26	43.4	D		
Southbound								
L	452	3505	0.70	0.13	69.6	E		
T	934	3618	0.42	0.26	48.2	D	56.3	E
R	417	1615	0.23	0.26	45.6	D		

Intersection Delay = 54.1 (sec/veh) Intersection LOS = D

APPENDIX I

Will Serve Letter

ESTABLISHED IN 1918 AS A PUBLIC AGENCY

COACHELLA VALLEY WATER DISTRICT

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

DIRECTORS:

PETER NELSON, PRESIDENT
PATRICIA A. LARSON, VICE PRESIDENT
TELLIS CODEKAS
JOHN W. McFADDEN
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GENERAL MANAGER-CHIEF ENGINEER
MARK BEUHLER,
ASST. GENERAL MANAGER
JULIA FERNANDEZ, SECRETARY
DAN PARKS, ASST. TO GENERAL MANAGER
REDWINE AND SHERRILL, ATTORNEYS

May 30, 2007

File: 0421.2
0721.2

State of California
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013

Ladies and Gentlemen:

In accordance with the District's currently prevailing regulations, we will furnish domestic water and sanitation service to the area described as Assessor's Parcel Nos. 604-040-089, 604-040-090, 633-360-018, 633-360-021, 633-360-028 and 633-360-029 located in section 19, township 5 south, range 7 east, San Bernardino Base and Meridian, and located in section 24, township 5 south, range 6 east, San Bernardino Base and Meridian.

These regulations provide for the payment of certain fees and charges by the subdivider and said fees and charges are subject to change.

The District may need additional domestic water and/or sanitary sewer facilities to provide domestic water and sanitary sewer service to said area.

The subdivider shall schedule a meeting with District personnel to review and approve all improvement plans prior to the start of any construction.

Plans for landscape and irrigation shall be submitted to the District's water management division for review and approval prior to the start of any installation.

The area must be annexed to Improvement District Nos. 54 and 80 to obtain sanitation service.

The current monthly sewer charge for residential use is $20 per dwelling unit. This is the prevailing charge throughout the service area.

RECEIVED
JUN 8 2007

TRUE CONSERVATION
USE WATER WISELY

The minimum monthly sewer charge for commercial use shall be one Equivalent Dwelling Unit multiplied by the applicable sewer service charge or 94 cents per 100 cubic feet of water consumption through any meters used for domestic purposes, whichever is greater.

The terms and conditions of this letter will be subject to review and/or revision by the District if construction has not begun within 24 months from the date of this letter.

If you have any questions, please contact Julie Kretz, Development Services Aide, extension 3540.

Yours very truly,

Raul Aguirre
Service Department Director

cc: City of La Quinta
Department of Public Health, Indio
RBF Consulting, Palm Desert
Riverside County Department of Environmental Health, Riverside

JK:ld\svc\ds\07\may\RBFConsulting

050719-
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