Atlas
ENVIRONMENTAL
ENGINEERING, INC.

Since 1991

January 20, 2026

Remediation Design and Implementation Programs

Groundwater, Soil and Air Compliance Sampling and Reporting

Phase I and II Commercial and Industrial Site Assessments

Discharge Permitting

Spill Prevention, Countermeasures and Control

Environmental Health and Safety Specialists

Feasibility and Risk Analysis

Hazardous Waste Management and Monitoring

Donna Germann
Los Angeles County Department of Public Works
Environmental Programs Division
900 S. Fremont Avenue
Alhambra, California 91803-1331

RE: **Joe's Service Center, LLC**
15 West Woodbury Road
Altadena, California 91001
Underground Storage Tank Removal Report
Site File No / App No:
873-62111 / 1128877

Dear Ms. Germann:

Enclosed is a copy of the "*Underground Storage Tank Removal Report*" dated January 20, 2026. Soil sample collection and reporting duties were conducted by Atlas Environmental Engineering, Inc. (ATLAS) at the request and authorization of Joe's Service Center, LLC. If you have any questions, please call me at (714) 890-7129.

Respectfully,
ATLAS ENVIRONMENTAL ENGINEERING, INC.

Karl H. Kerner

Karl H. Kerner, P.E.
Project Manager/Senior Engineer

cc: Daniel Coronel, LAN Testing (e-copy)
Ms. Donna Germann, LACDPW
(dgermann@dpw.lacounty.gov)

UNDERGROUND STORAGE TANK REMOVAL REPORT

Joe's Service Center, LLC
15 West Woodbury Road
Altadena, California 91001
Site File No / App No:
873-62111 / 1128877

January 20, 2025

Prepared for

Joseph Chahayed
15 West Woodbury Road
Altadena, California 91001

Prepared by

ATLAS ENVIRONMENTAL
ENGINEERING, INC.
5122 Bolsa Avenue, Suite 107
Huntington Beach, CA 92649
(714) 890-7129

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UNDERGROUND STORAGE TANK REMOVAL REPORT
Joe's Service Center, LLC
15 West Woodbury Road
Altadena, California
Site File No / App No:
873-62111 / 1128877

INTRODUCTION

Atlas Environmental Engineering, Inc. (ATLAS), on behalf of Joe's Service Center, LLC, performed soil sampling activities at the subject site on December 31, 2025, to evaluate the soil quality beneath the removed underground storage tanks (USTs), dispensers, and associated product lines at the subject site. All verification soil sampling activities were conducted under the direction of a Los Angeles County Public Works (LACPW) representative. The contents of this report include a description of the site, geology, hydrogeology, a description of the sampling activity, results, and recommendations.

Site Identification

Site Address:	Joe's Service Center, LLC 15 West Woodbury Road Altadena, California 91001
Responsible Party:	Joseph Chahayed 15 West Woodbury Road Altadena, California 91001
Regulatory Contact:	Donna Germann Senior Environmental Programs Inspector Environnemental Programs Division 125 South Baldwin Avenue Arcadia, California 91007-2652
Site File No / App No:	873-62111 / 1128877
Project Contact:	Daniel Coronel LAN Testing 7449 Reseda Boulevard #115 Reseda, California 91335

Current Business Activities

The subject site was an operating, retail gasoline station with a convenience store. Changes in the current site usage are not anticipated in the near future.

Number, Capacity and Contents of Tanks

A total of three (3) Underground storage tanks (UST's), one (1) 12,000-gallon, one (1) 10,000-gallon, and one (1) 6,000-gallon (USTs) containing various grades of unleaded gasoline fuel were present at the subject site and removed on December 31, 2025. The USTs will be replaced with double-walled fiberglass USTs and will contain various grades of unleaded gasoline fuel.

BACKGROUND

Site Description

The subject site is located on the northwest corner of the intersection of West Woodbury Road and Fair Oaks Avenue in Altadena, California **(Figure 1)**. The site was occupied by a service station with one building containing a convenience store and an auto shop centrally located in the northern portion of the site. Two (2) canopies, one with two (2) dispenser islands and the other with one island are adjacent to both Fair Oaks and West Woodbury with a total of four (4) dispensers. There was cluster of one (1) 12,000-gallon, one (1) 10,000-gallon, and one (1) 6,000-gallon underground storage tanks (USTs) located in the southwestern portion of the site. The major site features are shown on **Figure 2**.

GEOLOGY AND HYDROGEOLOGY

Geology & Hydrogeology

The subject site is located in the northwest corner of the San Gabriel Valley. The area is bordered to the north by the San Gabriel Mountains, to the east by the San Jose Hills, to the south by the Puente Hills, and to the west by the Merced and Rea Hills. The San Gabriel Valley is underlain by Pre-Cretaceous crystalline and metamorphic rocks. Tertiary sedimentary and volcanic rocks, and Quaternary sediments (rock and unconsolidated alluvial fan and stream deposits) overlie the older rocks (ERI, 1993).

The San Gabriel Valley is located within the Raymond-San Gabriel Hydrographic Unit. Reportedly, groundwater elevations beneath the site range from south toward the Whittier Narrows. Aquifers underlying the area are generally composed of unstratified clay, silt,

fine- to coarse-grained sand and gravel of the alluvial fan deposits. Groundwater contained in the San Gabriel Valley is used by local water companies for domestic consumption (ERI, 1993).

According to the Los Angeles County Flood Control District geologic communication, in 1992, the closest well to the site is located approximately 1/4-mile northeast of the site. The depth to groundwater at this well was measured at 26.9 feet below grade in April 1990. The well is used by a local cemetery for irrigation. The closest well in the down-gradient direction is located near the corner of Woodbury Road and Mission Avenue, approximately 1/4-mile to the east-southeast (ERI, 1993).

UST, DISPENSER, AND ASSOCIATED PRODUCT LINE REMOVAL

On December 31, 2025, one (1) 12,000-gallon, one (1) 10,000-gallon, and one (1) 6,000-gallon USTs, four (4) fuel dispensers, and associated piping were excavated and removed from the subject site. Prior to removal, the USTs were rinsed and packed with dry ice to de-gas the USTs. UST removal activities were observed by a LACPW representative. Permits, and Hazardous Waste Tank Closure Certification for the USTs are included in **Appendix A**.

UST SOIL SAMPLE COLLECTION

On December 31, 2025, subsequent to UST removal activities, ATLAS collected verification soil samples as directed by a representative from the LACPW. A total of six (6) soil samples were collected. The soil samples were collected from beneath each end of the former USTs at depths of approximately 15-18 feet below bgs (1A, 1B, 2A, 2B, 3A, 3B). Soil samples were collected from UST excavation using a backhoe. Upon reaching the target depth, sub-cores were collected, as part of EPA 5035 sampling collection methodology, and one stainless steel sleeve were driven into soil from the backhoe bucket to retain samples for chemical analyses. After a complete core (no head space) was obtained, the ends of the sub-cores and stainless-steel sleeves were capped and labeled. The soil samples were labeled with a unique sample identification number, time and date of collection. This information was transferred to a chain-of-custody form, to track the soil sample handling until delivery to the analytical laboratory. The soil samples were placed in an ice chest on ice until delivered to the laboratory at the end of the soil sampling program. Soil sampling activities were conducted by Kevin Kerner, a field engineer and Jasmine Dody a Senior Scientist, under the direct supervision of Karl Kerner, a California Professional Engineer employed by ATLAS and observed by a representative from LACPW with the exception of the samples 1A, 1B, 3A 3B and VL. Field observations did not indicate the significant presence of odors or discoloration in the samples collected. The approximate soil sample locations are shown on **Figure 2** and soil sampling procedures are included in **Appendix B**.

DISPENSERS AND PRODUCT LINE SOIL SAMPLE COLLECTION

On December 31, 2025, subsequent to dispensers and associated product line removal activities, ATLAS collected verification soil samples as directed by a representative from LACPW. A total of fourteen (14) soil samples were collected. One sample was collected below each of the fuel dispenser underground dispenser containment (UDC) at approximately 4 feet below the UDC (D1-2, D2-2, D3-2, and D4-2). Soil samples were also collected at approximately 4 feet bgs beneath the associated product and vent lines (PL1-2 through PL-9-2, and VL). The soil sample locations are shown on **Figure 2**.

Soil samples were collected using a backhoe to reach the desired sample depth. When the desired sample depth was reached, the bucket was lifted out of the native soil and one to two sub-cores, as part of EPA 5035 sampling collection methodology, and one stainless steel sleeve was driven into soil from the excavator bucket to retain samples for chemical analyses. After a complete core (no head space) was obtained, the ends of the sub-cores and stainless-steel sleeves were capped and labeled. The soil samples were labeled with a unique sample identification number, time and date of collection. This information was transferred to a chain-of-custody form, to track the soil sample handling until delivery to the analytical laboratory. The soil samples were placed in an ice chest on ice until delivered to the laboratory at the end of the soil sampling program. Soil sampling activities were conducted by Kevin Kerner, a field engineer and Jasmine Dody, a Senior Scientist under the direct supervision of Karl Kerner, a California Professional Engineer employed by ATLAS and observed by a representative from LACPW with the exception of the samples 1A, 1B, 3A 3B and VL. Visual observation of the samples collected did not detect the presence of significant odors or staining. The approximate soil sample locations are shown on **Figure 2** and soil sampling procedures are included in **Appendix B**.

LABORATORY ANALYSIS AND CHAIN-OF-CUSTODY

Twenty (20) soil samples collected during this investigation were submitted to Alpha Scientific Corporation (a state certified laboratory). The soil samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), Total Petroleum Hydrocarbons as Diesel (TPHd) using EPA Method 8015M and for Volatile Organic Compounds (VOCs), including fuel oxygenates and ethanol using EPA Method 8260B.

ANALYTICAL RESULTS

Soil Samples – Dispensers and Associate Product Lines

Analytical results of soil samples collected from beneath the removed dispensers, product piping, and vent lines indicated no detectable concentrations of TPHg, TPHd, and VOCs in concentrations above their respective laboratory detection limits in any sample except for sample VL which showed concentrations of Toluene (0.002 mg/kg) and Xylenes (0.002 mg/kg).

Soil sample analytical results are summarized in **Table 1,** and the associated laboratory analytical report and chain-of-custody documentation are included in **Appendix C**.

Soil Samples – UST Excavation

Analytical results of soil samples collected from beneath the removed Underground Storage Tanks (UST's) indicated no detectable concentrations of TPHg, TPHd, and VOCs in concentrations above their respective laboratory detection limits in any sample except for sample 1A which revealed concentrations of TPHg (22.3 mg/kg), Toluene (0.162 mg/kg), Ethylbenzene (0.12 mg/kg), Xylenes (0.780 mg/kg) and Ethanol (55.2 mg/kg), sample 1B revealed a concentration of TPHg (0.13 mg/kg), sample 3A revealed concentrations of Toluene (0.003 mg/kg) and Xylenes (0.002 mg/kg) and sample 3B revealed concentrations of Toluene (0.001J mg/kg) and Xylenes (0.002 mg/kg) .

Soil sample analytical results are summarized in **Table 1** and the associated laboratory analytical report and chain-of-custody documentation are included in **Appendix C**.

RECOMMENDATIONS

Analytical results indicate that petroleum hydrocarbons were either not detected or were present at low concentrations in all samples collected. Therefore, ATLAS recommends no further action associated with the UST, dispenser, and pipeline upgrade activities.

CLOSING

The work conducted by ATLAS has been performed using methods and procedures accepted in the environmental field. ATLAS makes no other warranty, either expressed or implied, concerning the information that is contained within this report. The analysis of soil samples was performed by a California certified laboratory; however, no warranty as to the validity of the work conducted by the independent Laboratory is implied. This report is valid as of this date. However, as a result of the passage of time and changing site conditions or integrity of the underground tanks, piping and dispensing equipment,

deviations to the information contained in this report may occur. Accordingly, information presented in later reports may invalidate this report in partial or whole form. These conditions are beyond the control of ATLAS and should be considered in basing continuing assessments on the information contained herein after the passage of time.

This report has been prepared by ATLAS at the request of Joe's Service Center, LLC. Submission of this report to the appropriate regulatory agencies/parties is recommended and considered the responsibility of Joe's Service Center, LLC.

Respectfully,
ATLAS ENVIRONMENTAL ENGINEERING, INC.

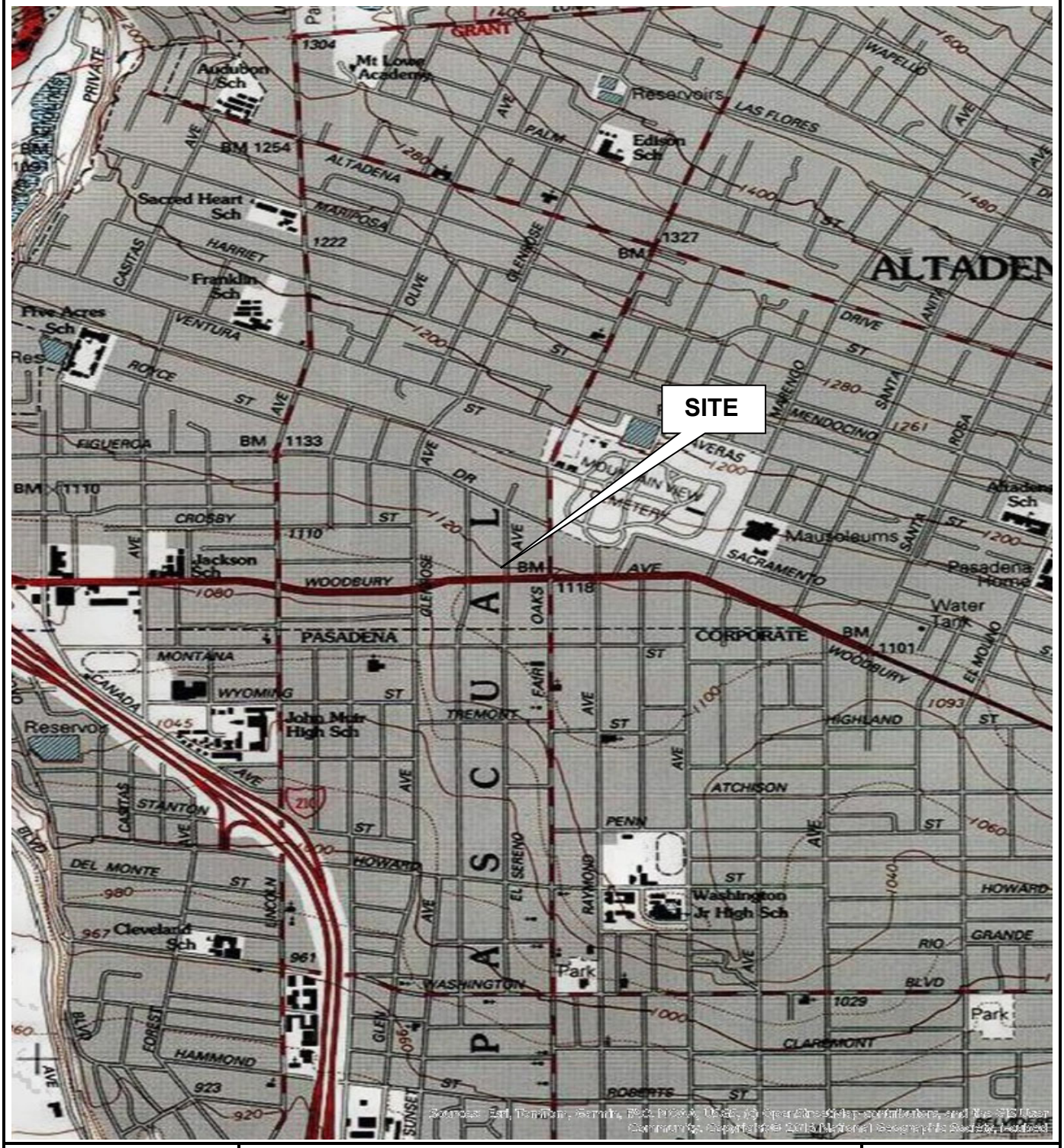
Kevin Kerner
Staff Engineer

Karl H. Kerner, P.E.
Senior Engineer

REFERENCES

Site Assessment Report, ERI Environmental Resolutions, Inc, 1993. (ERI, 1993)

FIGURES



Atlas ENVIRONMENTAL ENGINEERING, INC.

5122 Bolsa Avenue,
Suite 107
Huntington Beach,
California 92649

Joes Service Center, LLC

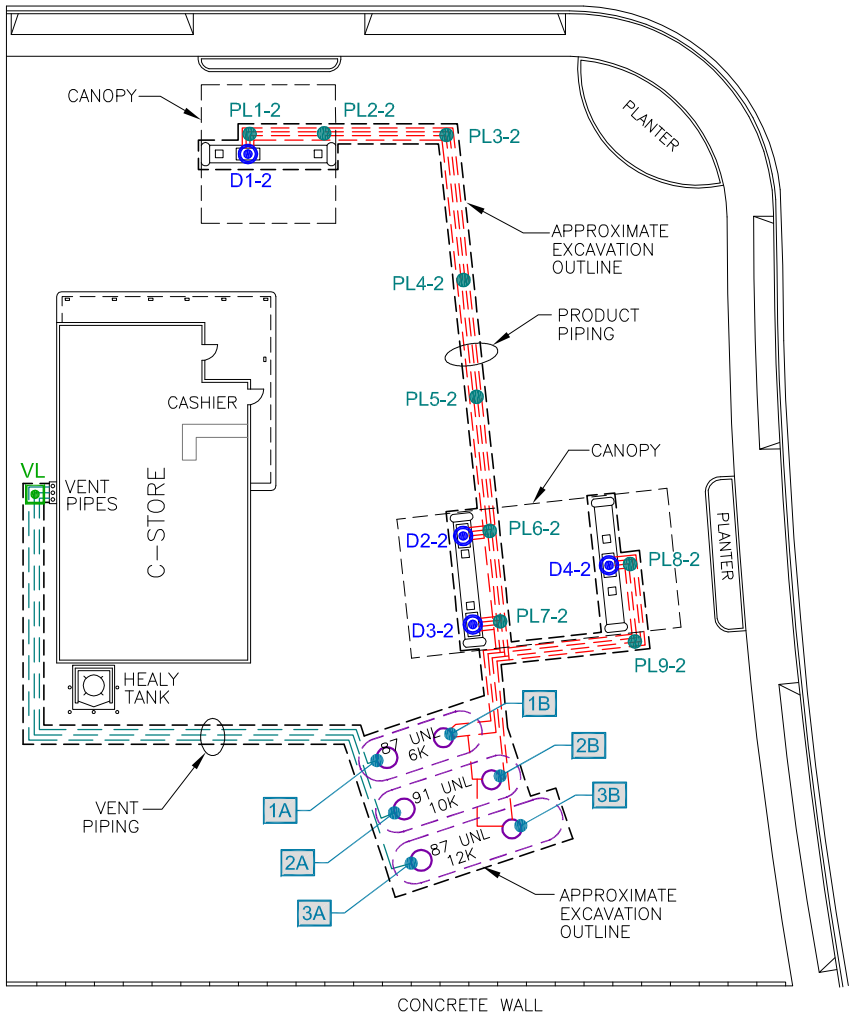
15 West Woodbury Road
Altadena, California 91001

SITE VICINITY MAP

N O R T H

FIGURE 1

NORTH FAIR OAKS AVENUE



WEST WOODBURY ROAD

LEGEND

- 1A — SOIL SAMPLE LOCATION FORMER TANK PIT (12/31/25)
- D1-2 — SOIL SAMPLE LOCATION DISPENSER ISLAND (12/31/25)
- PL1-2 — SOIL SAMPLE LOCATION – FORMER PRODUCT LINES (12/31/25)
- VL — SOIL SAMPLE LOCATION FOR VAPOR PIPING (12/31/2025)
- FORMER DISPENSER ISLAND (3–TYP.)
- 87 UNL 12K — FORMER UST (3–TYP.)

NORTH

Created from a Plot Plan provided by Client Dated 11–13–2025

NOT TO SCALE

Drawn By: JD | Date: 1/7/2026 | Rev: 1/20/2026

Atlas ENVIRONMENTAL ENGINEERING, INC.

* Environmental Products and Services
* Air/Water/Soil Permitting and Monitoring
* Site Assessment and Remediation
* Hazardous Waste Management

5122 BOLSA AVENUE, SUITE 107
HUNTINGTON BEACH, CA 92649
PHONE: (714) 890–7129

JOE'S SERVICE CENTER, LLC

15 WEST WOODBURY RD.
ALTADENA, CALIFORNIA

SITE MAP WITH SOIL SAMPLE LOCATIONS

DRAWING NUMBER: JSC–SIF2

FIGURE 2

TABLES

TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS
TPH AND VOCS
Joes Service Center, LLC
15 West Woodbury Road
Altadena, California 91001

Sample ID	Depth (feet bgs)	Date	EPA Method 8015		EPA Method 8260B									
			TPHg (mg/kg)	TPHd (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	E-Benzene (mg/kg)	Xylenes (mg/kg)	MTBE (mg/kg)	ETBE (mg/kg)	DIPE (mg/kg)	TAME (mg/kg)	Ethanol (mg/kg)	TBA (mg/kg)
D1-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
D2-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
D3-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
D4-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
PL1-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
PL2-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
PL3-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
PL4-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
PL5-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
PL6-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
PL7-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
PL8-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
PL9-2	4	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
1A	17	12/31/2025	**22.3**	<1	<0.001	**0.162***	**0.12***	**0.780***	<0.002	<0.002	<0.002	<0.002	**55.2***	<0.010
1B	16	12/31/2025	**0.13J**	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
2A	16	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
2B	16	12/31/2025	<0.1	<1	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
3A	14	12/31/2025	<0.1	<1	<0.001	**0.003**	<0.001	**0.002**	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
3B	16	12/31/2025	<0.1	<1	<0.001	**0.001J**	<0.001	**0.002**	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010
VL	4	12/31/2025	<0.1	<1	<0.001	**0.002**	<0.001	**0.002**	<0.002	<0.002	<0.002	<0.002	<0.100	<0.010

Notes:
< - Less than laboratory detection limit stated
\- - Not Analyzed
* - Obtained from a higher dilution analysis
mg/kg - milligrams per kilogram, ppm
J = Result is between dilution factor (DF) X method detection limit and DF X practical quanitation limit

TPHg - Total Petroleum Hydrocarbons, gasoline (C5-C12)
TPHd - Total Petroleum Hydrocarbons, diesel (C13-C23)
E-benzene - Ethylbenzene
E-benzene - Ethylbenzene

MTBE - Methyl tert-Butyl E
TBA - tert-Butyl Alcohol

APPENDIX A

-5

Please print or type. Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number
CAL000321434	1	(714) 990-6855	021033227 FLE

GENERATOR

5. Generator's Name and Mailing Address
Joes Service Center, LLC
15 W.Woodbury Road
Altadena, CA 91001
Generator's Phone: (626) 797-6355

Generator's Site Address (if different than mailing address)
Joes Service Center, LLC
15 W.Woodbury Road
Altadena, CA 91001

6. Transporter 1 Company Name: Nieto and Sons Trucking, Inc.
U.S. EPA ID Number: CAT080016116

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address
World Oil Recycling
2000 N. Alameda Street
Compton, CA 90222
Facility's Phone: (310) 537-7100
U.S. EPA ID Number: CAT080013352

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	1. UN1203, Gasoline Mixture, 3, PG II	001	TT	200	G	133
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information
Wear All Appropriate Protective Clothing
ERG #128

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: X FREDDY CORONEL
Signature:
Month 12 Day 31 Year 25

INT'L

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

TRANSPORTER

17. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Jose Cabrera
Signature:
Month 12 Day 31 Year 25

Transporter 2 Printed/Typed Name:
Signature:
Month Day Year

DESIGNATED FACILITY

18. Discrepancy

18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

18b. Alternate Facility (or Generator)
U.S. EPA ID Number:
Facility's Phone:

18c. Signature of Alternate Facility (or Generator)
Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

1.	2.	3.	4.
H039			

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a

Printed/Typed Name: SOPHAL P. SVAY
Signature:
Month 10 Day 06 Year 26

EPA Form 8700-22 (Rev. 12-17) Previous editions are obsolete. DESIGNATED FACILITY TO EPA's e-MANIFEST SYSTEM

CERTIFICATE OF DESTRUCTION

NIETO AND SONS TRUCKING, INC.
1281 BREA CANYON ROAD
BREA, CA 92821
(714) 990-6855

COMPANY : **Joe's Service Center, LLC**
JOB SITE : **15 W. Woodbury Road**
Alta Dena, CA 91001

DESCRIPTION : ***1-12,000 gallon tank***
1-10,000 gallon tank
1-6,000 gallon tank

TANKS HAVE BEEN SCRAPPED,
CRUSHED AND DESTROYED
AT THE WASTE MANAGEMENT
AZUSA LANDFILL
1211 W. GLADSTONE STREET
AZUSA, CA 91702
On 12-31-25 & 01-02-26

SIGNATURE : Dave Nieto
BY : DAVE NIETO – NIETO AND SONS TRUCKING, INC.
DATE : 01 / 02 / 26

UNIFIED PROGRAM CONSOLIDATED FORM

HAZARDOUS WASTE

HAZARDOUS WASTE TANK CLOSURE CERTIFICATION

SINGLE WALL, FIBERGLASS, UNDERGROUND TANKS

CGI: RKI Eagle, serial number E181203

I. FACILITY IDENTIFICATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3	FACILITY ID# 1

TANK OWNER NAME 740: Joe's Service Station

TANK OWNER ADDRESS 741: 15 West Woodbury Road

TANK OWNER CITY 742	STATE 743	ZIP CODE 744
Altadena	California	91001

II. TANK CLOSURE INFORMATION

TANK INTERIOR ATMOSPHERE READINGS	Tank ID # (Attach additional copies of this page for more than three tanks)	Concentration of Flammable Vapor, % L.E.L. Top	Center	Bottom	Concentration of Oxygen, % Top	Center	Bottom
1	1231/7 745	0 746a	0 746b	0 746c	20.9 747a	20.9 747b	20.9 747c
2	1231/8 748	0 749a	0 749b	0 749c	20.9 750a	20.9 750b	20.9 750c
3	751	752a	752b	752c	753a	753b	753c

III. CERTIFICATION

On examination of the tank, I certify the tank is visually free from product, sludge, scale (thin, flaky residual of tank contents), rinsate and debris. I further certify that the information provided herein is true and accurate to the best of my knowledge.

SIGNATURE OF CERTIFIER: Nancy G. Carraway

NAME OF CERTIFIER (print) 754: Nancy G. Carraway

TITLE OF CERTIFIER 755: Certified Industrial Hygienist

ADDRESS 756: 991 East California Boulevard

CITY 757: Pasadena, California 91106

PHONE 758: 626 676 7681

DATE 759: 12/31/2025

CERTIFICATION TIME: 1231/7 = 11:21am - 11:29 am; 1231/8 = 11:25am - 11:28am

STATUS OR AFFILIATION OF CERTIFYING PERSON

Certifier is a representative of the CUPA, authorized agency, or LIA: 760

☐ Yes ☒ No

Name of CUPA, authorized agency, or LIA: 761: Pasadena Fire Department

If certifier is other than CUPA / LIA check appropriate box below: 762

- ☒ a. Certified Industrial Hygienist (CIH)
- ☐ b. Certified Safety Professional (CSP)
- ☐ c. Certified Marine Chemist (CMC)
- ☐ d. Registered Environmental Health Specialist (REHS)
- ☐ e. Professional Engineer (PE)
- ☐ f. Class II Registered Environmental Assessor
- ☐ g. Contractors' State License Board licensed contractor (with hazardous substance removal certification)

TANK PREVIOUSLY HELD FLAMMABLE OR COMBUSTIBLE MATERIALS 763: Gasoline

(If yes, the tank interior atmosphere shall be re-checked with a combustible gas indicator prior to work being conducted on the tank.) ☒ Yes ☐ No

CERTIFIER'S TANK MANAGEMENT INSTRUCTIONS FOR SCRAP DEALER, DISPOSAL FACILITY, ETC: 764

INERT TANK INTERIORS BEFORE TORCH CUTTING OR USING SPARKING TOOLS ON OR NEAR TANKS. TANKS ARE NOT SUITABLE FOR FOOD OR POTABLE WATER STORAGE, FOR PERSONNEL ENTRY, OR FOR HOT WORK. TANKS ARE SUITABLE FOR COLD WORK.

A copy of this certificate shall accompany the tank to the recycling / disposal facility and be provided to the CUPA. If there is no CUPA, copies shall be submitted to the LIA and authorized agency; owner / operator of the tank system; removal contractor; and the recycling / disposal facility.

A NEW CERS SUBMITTAL IS REQUIRED AFTER COMPLETION OF UST REMOVAL ACTIVITIES.
SEE EXAMPLE SHEETS AT THE END OF THIS PERMIT.

SITE-FILE NO.: 873 - 62111

APP NO.: 1128877

As a condition of the approved permit, it is required that the contractor schedule the following inspections in this office's electronic notification system:

- ☐ UST Prior-to-backfill notification*
- ■ UST Closure notification*
- ☐ UST Testing*
  - ☐ Spill Bucket testing
  - ☐ Monitoring system certification (including line leak detectors)
  - ☐ Overfill prevention equipment testing
  - ☐ Secondary containment (SB989) testing
  - ☐ Enhanced leak detection (ELD) testing

* Notifications shall be submitted at the following link at least 72 hours before the scheduled event:

https://pw.lacounty.gov/epd/ust/ustn/Default.aspx

Faxes, emails or telephone calls will not be accepted.

SUBMIT ALL REPORTS AND TEST RESULTS BY EMAIL TO

UST@PW.LACOUNTY.GOV

Note:

Soil sampling analysis results must be reported to the required method detection limits (MDLs) specified in this permit. Laboratory analysis results must specify the MDL's used for each analysis.

FORM VALID JULY 1, 2023 TO JUNE 30, 2024

PW Public Works LOS ANGELES COUNTY

CLOSURE AUTHORIZATION FOR HAZARDOUS SUBSTANCE UNDERGROUND STORAGE TANKS

LOS ANGELES COUNTY PUBLIC WORKS (Public Works)
Environmental Programs Division
900 South Fremont Avenue, 3rd Floor Annex Building
Alhambra, CA 91803-1331
Phone Number (626) 458-3517, Fax Number (626) 458-3569
www.CleanLA.com

PW USE ONLY:
SITE-FILE NO. 873 - 62111
APP NO. 1128877 AREA 3
CHECK ☐ CASH ☐ OTHER ☐
FEE $ 1903

A NEW CERS SUBMITTAL IS REQUIRED AFTER COMPLETION OF UST REMOVAL ACTIVITIES. SEE EXAMPLE SHEET AT THE END OF THIS PERMIT.

CLOSURE REQUESTED:

- ☑ PERMANENT, UST REMOVAL
- ☐ PERMANENT, UST CLOSURE IN-PLACE - Attach Justification Statement
- ☐ TEMPORARY CLOSURE
- ☐ OTHER (ONLY PIPING, UNDER DISPENSER CONTAINMENT, ETC), EXPLAIN: _____

ATTACH PLOT PLAN Show existing tanks, piping and dispenser locations, etc. (to scale).

FACILITY California Environmental Reporting System (CERS) ID: 10291282 DATE INFORMATION SUBMITTED TO CERS: _____

HOW MANY UNDERGROUND STORAGE TANKS WILL REMAIN AFTER THIS CLOSURE? 0 **EXISTING HSUSP NUMBER:** 834266

Who is closing the UST(s)? ☐ UST OWNER/OPERATOR OR ☑ CONTRACTOR

Email address of UST owner/operator or recipient: jcmobil@sbcglobal.net

FACILITY TO BE CLOSED (VERIFICATION FOR NOTIFICATIONS):

Facility Name: JOE'S SERVICE CENTER, LLC Phone: _____

Facility Address: 15 W WOODBURY ROAD City: ALTADENA Zip: 91001

Tank Owner/Contact: JOSEPH CHAHAYED Title: OWNER

Contractor Name: Daniel Coronel Phone: 747-339-1748

Contractor License No.: 876860 Class(s): C61/D40 C61/D21 HAZ A

Contractors Shall Be Hazardous Substance Removal Certified "**HAZ**" per California Business & Professions Code Division 3, Chapter 9, Article 4, §7058.7 (e)

NUMBER OF UST's TO BE CLOSED	UST ID NO. (DPW USE ONLY)	CAPACITY GALLONS	SUBSTANCES STORED (PAST/PRESENT)	CLOSURE FEE
1	001 / 10291283-001	12000	87 - REGULAR	$1,307.00
2	003 / 10291283-002	~~12000~~ 6000	87- REGULAR AUX	$1,605.00
3	002 / 10291283-003	~~12000~~ 10000	91 SUPER	$1,903.00
4				$2,201.00
5				$2,499.00
6 (+ ATTACH LIST)				$1,009.00 + $298.00 per UST =

Closure of Underground Storage Tanks (USTs) shall be in compliance with Los Angeles County Code Title 11, Division 4

COMPLETE SURVEY:

	YES	NO
Has an unauthorized release ever occurred at this site?	☐	☑
Has a structural repair ever been made to these underground storage tanks?	☐	☑
Will new underground storage tanks be installed after closure?	☑	☐
Will any wells, including monitoring wells, be abandoned?	☐	☑

NOTICE: CONTAMINATED TANKS AND RESIDUES IN TANKS TO BE CLOSED, MAY BE HAZARDOUS WASTE WHICH MUST BE TRANSPORTED AND DISPOSED OF PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE DIVISON 20, CHAPTER 6.5 AND MUST BE REPORTED IN THE CLOSURE REPORT. FAILURE TO COMPLY MAY BE PROSECUTED AS A FELONY VIOLATION.

By signature below, you certify that all statements and disclosures above are true and correct.
You have read and agree to abide by this authorization and all conditions and limitations on the back and attached:

Authorization Recipient (Print Name) DANIEL CORONEL Phone 747-339-1748

Recipient's Signature _____ Date 11/20/2025

Recipient is: **UST Owner** ☐ **UST Operator** ☐ or **Contractor** ■ Written authorization is required for submittals made on behalf of owner/operator.

TO BE COMPLETED BY PUBLIC WORKS

PURSUANT TO SECTION 11.80.070B, LOS ANGELES COUNTY CODE, PERMISSION IS HEREBY GRANTED TO PROCEED WITH THE CLOSURE DESCRIBED ABOVE SUBJECT TO THE ATTACHED CONDITIONS AND LIMITATIONS.

THIS AUTHORIZATION EXPIRES: 12/31/2025 *****SEE ATTACHMENTS*****

MARK PESTRELLA
Director of Public Works

By: KBR Date: 12/10/2025

UNDERGROUND STORAGE TANKS
CLOSURE INFORMATION

1. This authorization to temporarily or permanently close an underground storage tank (UST) pursuant to Los Angeles County Code, Title 11, Division 4. This authorization may also be used for product piping removal associated with an existing or removed USTs.
2. This authorization will not be approved unless a valid Hazardous Substance Underground Storage Permit (HSUSP) application is on file with Public Works or an Unified Program Facility Permit has been issued by the Certified Unified Program Agency (CUPA).
3. Submittals, including this authorization, made on behalf of the UST owner, operator, or Unified Program permit owner or operator shall be accompanied by written authorization.
4. USTs closed on site, by removal, or cleaning and filling with an inert solid substance prior to January 1, 1984, need not comply with current closure requirements, however, contamination related to these USTs must be reported and investigated.
5. All work shall be carried out in full compliance with all applicable federal, state and local laws, ordinances, rules and regulations.
6. All fees due to Public Works and/or to the CUPA for the operation and/or maintenance of the facility subject to closure through the date of closure shall be paid in full.
7. Closure authorizations are site specific and may be subject to additional sampling and site characterization requirements as necessary to protect the public health and safety, underground and surface water supplies, and may include requirements, requested by Federal, State or other regulatory agencies.
8. All inspection notification(s) shall be made as directed by the attached conditions of this approval.
9. Within 30 days after closure, all requirements of this Closure authorization shall be furnished to Public Works in a closure report per Public Works Closure Report Requirements and Supplements, describing all work completed, results of any required sampling, disposition of any contaminated soils or substances found and any other requirements made part of the closure application as well as submittal to the CERS database of the Unified Program UST FACILITY and UST TANK information for each UST permanently closed. http://cers.calepa.ca.gov/
10. In all cases, closure authorizations expire 180 days from the date of issue unless otherwise specified. It is the responsibility of the owner or operator to make sure that the final report contains the required information and is submitted to Public Works within 30 days from the sampling date or 180 days from the date of the permit issuance, whichever is earlier. The total number of tanks listed on the HSUSP or UP Permit and the yearly annual permit maintenance billing will remain unchanged until the closure report is received by Public Works. Only one copy of the closure report needs to be submitted unless otherwise directed.
11. This Closure Authorization is considered complete when all requirements of this Closure Authorization and the Permit have been met.
12. Public Works will review the closure report and will issue closure certification with no further action when all requirements of this Closure Authorization and Permit have been met, and where no unauthorized release has been found.
13. If an unauthorized release has occurred or any detected constituent in soil or groundwater is found above the method detection limit of an analytical method as identified in the laboratory testing requirements, reporting of this unauthorized release must comply with the Health and Safety Code Division 20, Chapter 6.7.
14. Where an unauthorized release has occurred, referral of the closure report will be made to a Regional Water Quality Control Board or State Water Resources Control Board who will then provide further direction until closure certification is issued.
15. All correspondence related to this closure authorization shall include the **SITE-FILE** numbers listed on the front of this document, found in the upper right box and be addressed to the following location:

LOS ANGELES COUNTY PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CA 91803-1331

Submit the closure report by email to: ust@pw.lacounty.gov

CERTIFICATION OF COMPLIANCE WITH
LOS ANGELES COUNTY LOBBYIST ORDINANCE

This is to certify that I, as permit applicant for the project located at 15 W WOODBURY ROAD (LOCATION ADDRESS), am familiar with the requirements of Los Angeles County Code Chapter 2.160 et seq., (relating to the Los Angeles County Lobbyist Ordinance) and all persons acting on behalf of myself have complied and will continue to comply therewith through the application process.

DANIEL CORONEL	
APPLICANT (PRINT NAME)	APPLICANT SIGNATURE
LAN TESTING	11/20/2025
COMPANY NAME (If employed by an entity/agency)	DATE

If you suspect fraud or wrongdoing by a County employee, please report it to the County Fraud Hotline at 1-800-544-6861 or http://fraud.lacounty.gov/. You may remain anonymous.

Submit the closure report by email to: ust@pw.lacounty.gov

COUNTY OF LOS ANGELES PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION

CLOSURE REPORT REQUIREMENTS

A closure report shall be submitted to the County of Los Angeles Public Works, Environmental Programs Division, P.O. Box 1460, Alhambra, California 91802-1460, containing:

1. File number of facility and closure permit number.

2. Plot plan to scale showing locations of tanks, sampling points, buildings, adjacent streets, and north arrow.

3. Description of methods for obtaining, handling, and transporting samples.

4. Time and date samples were obtained.

5. Soil sampling certification (including but not limited to soils classification, boring logs, sample procedures, sample locations, initiating chain-of-custody, and groundwater location) for Underground Storage Tank closure shall be certified by a California registered geologist, a California certified engineering geologist, or a California registered civil engineer with sufficient experience in soils. The certification must clearly state that all work was performed under the supervision of the person signing.

6. Chain-of-custody documentation initiated by person obtaining sample through person at a California State Water Resources Control Board (SWRCB) certified environmental laboratory.

7. Disposal destination of tanks and evidence of legal disposal.

8. Analysis results by a SWRCB certified environmental laboratory submitted on laboratory letterhead showing analysis date, methods of extraction, and methods of analysis.

9. Documentation as to depth of groundwater at facility.

10. Manifests to document hazardous waste disposal of any removed soil and tank rinsate.

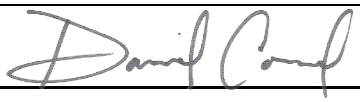
11. Evidence of legal disposal of soils designated as nonhazardous.

12. Any observations of site contamination.

13. Report to be signed by a California registered geologist, a California certified engineering geologist, or a California registered civil engineer with sufficient experience in soils.

14. Submit to the California Environmental Reporting System (CERS) the date the UST was permanently closed for all tanks removed or closed in-place.

Print Name DANIEL CORONEL Owner or Operator ☐ Contractor ☒

Signature  Date 11/20/2025

LETTER OF AUTHORIZATION

Los Angeles County Public Works
Underground Storage Tank Division.

November 20,2025

Joseph Chahayed, Owner of Joe's Service Center, LLC authorizes Daniel Coronel of L.A.N. Testing to act on our behalf, as our agent to obtain any and all permits needed to remove three 12,000 gallon underground storage tanks at the site located at 15 Woodbury Road, Altadena 91001.

Should you have any questions, please contact me at: 818-554-8040

Thank you,

Joseph Chahayed
Owner
Joe's Service Center, LLC

CLOSURE – UNDERGROUND STORAGE TANKS

CONDITIONS A – GENERAL

1. Closures shall be carried out such that all applicable regulations from the following agencies are complied with: Los Angeles County, Department of County Engineer – Facilities; Los Angeles County Fire Department, Fire Prevention Division or the appropriate City Fire Department; South Coast Air Quality Management District; and Los Angeles County Department of Health Services.

2. The County Engineer and Fire Departments shall be notified in advance of any closure in accordance with the following:

   a. Removal of tank shall require a three (3)-business day advance notification.
   b. Permanent closure of a tank in place or a temporary closure shall require a 30-written notification.

3. Consult current fee schedule for costs.

4. All abandoned wells shall be destroyed in such a way that they will not produce water or act as a channel for interchange of water, when such interchange may result in deterioration of the quality of water in any or all water bearing formations penetrated, or present a hazard to the safety and well-being of people and animals.

5. A well destruction permit issued by the Los Angeles Department of Health Services shall be required for all wells requiring a permit for their initial construction.

6. Well destruction shall be accomplished according to methods described in the latest "Water Well Standards: State of California" by the Department of Water Resources, contained in Bulletin 74 – 81, December 1981, or any other methods that will provide equivalent or better protection.

7. Plans for the decontamination of a facility shall be submitted to the County Engineer for approval no later than 30 days before the commencement of such operations. Other agencies having jurisdiction shall also be notified. These agencies the California Regional Water Quality Board, the Los Angeles County Department of Health Services, and the South Coast Air Quality Management District.

8. Decontamination shall require the following, as a minimum:

   a. Cleaning operation shall be done under the supervision of persons who understand the hazardous potential of the original liquid stored and its components.
   b. The personnel shall be sufficiently skilled to safely carry out such operation.
   c. Contaminated materials removed from such facility shall be disposed of at legal point of discharge.
   d. The operation shall be carried out in a manner that will not endanger the health of the public and the environment.

CONDITIONS B – TEMPORARY

1. All temporary closures shall be carried out as indicated in Los Angeles County Fire Department, Fire Prevention Division, Supplement #A – Inspection Guide #6, "Abandonment or Removal of Underground Tanks, "Part A and any other applicable Parts.

2. A temporary closure shall not exceed 180 days.

CONDITION C – PERMANENT TANK (S) REMOVAL

1. All tank removals shall be carried out as indicated in Los Angeles County Fire Department, Fire Prevention Division, Supplement #A – Inspection Guide #6, Part D and any other applicable Parts.

2. Owners/operators shall notify the Building Department having jurisdiction at the place of removal if a grading permit is necessary.

3. Removed tanks shall not be transported away from the site until an inspection to establish site integrity is carried by the County Engineer.

4. If an appointment has been arranged with a County Engineer Inspector to inspect the removal of a tank, the inspector will only wait at the site a reasonable amount of time (approximately one hour) after arriving for the removal to commence. Another closure fee may be charged if the inspector has to return to the site.

5. After inspection, tank shall be transported to a legal disposal point.

6. If the tank has stored materials other than motor fuel, fuel oil or waste oil, site integrity shall be demonstrated using the soil sampling and analysis procedures described in CONDITIONS D below.

7. The site shall be filled and re-compacted to a relative compaction of 90%.

CONDITIONS D – PERMANENT

1. All permanent closures of tanks in place shall comply with Los Angeles County Fire Department, Fire Prevention Division, Supplement #A – Inspection Guide #6, Parts B or C, and any other applicable Parts.

2. Owners/operators shall demonstrate part site integrity as follows:

   a. Test borings shall be slant drilled to intercept a point beneath the center of the tank, if possible. If slant drilling is not feasible, the test boring may be drilled vertically and the reason stated in the report in 2.h. below.
   b. For single tanks, a minimum of two test borings will be required, each located on opposite sides of the tank along the major axis of the tank.
   c. For multiple tanks, as a minimum, boring shall be placed at 20-foot intervals around the tank cluster. The actual number and location of borings shall be evaluated on a case-by-case basis. Tanks separated by 20 feet or more shall be considered single tanks for the purposes of test location and placement.
   d. Soil samples shall be taken at depths of 5, 10, 20, 30 and 40 feet below grade level.
   e. A Shelby Tube or a Modified California Sampler shall be utilized for taking all soil samples.
   f. Soil samples shall not be extruded in the field but are to be immediately placed in a refrigerated ice chest and transported to a state certified laboratory for analysis, using suitable methods.
   g. A report containing the results of the above analysis shall be submitted to the County Engineer.

3. If the soil analysis in 2. above indicates the presence of contaminants, the County Engineer shall require a site investigation as described in Chapter V of the County's "Underground Storage of Hazardous Materials – Guidelines."

4. A report shall be submitted to the County Engineer containing the results of the site investigation.

CLOSURE APPLICATION SUPPLEMENT **PART 1 OF 3**
HAZARDOUS MATERIALS UNDERGROUND STORAGE
LOS ANGELES COUNTY PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION
900 SOUTH FREMONT AVENUE
3rd FLOOR ANNEX BUILDING
ALHAMBRA, CA 91803-1331

PW USE ONLY:
SITE-FILE NO. 873 - 62111
APPLICATION NO. 1128877

To satisfy the permanent closure requirements for underground storage tanks storing hazardous materials, site integrity must be demonstrated by the analysis of soil samples and, if applicable, groundwater samples as outlined below. These requirements are in addition to the conditions listed on the Application for Closure or contained in an approved Closure Plan.

***** Soil sampling will be required for Vent and Vapor Recovery piping for UST systems installed after July 1, 2003. *****

1. Samples shall be obtained at the sampling points (SP) indicated on the attached plot plan.

2. For each SP, samples shall be obtained at the following depths:

SP	Depth(s)	Compounds	Analysis Method
1A, 1B	Beneath the tank invert, with samples	TPHg	8015B
2A, 2B	collected from 2 to 4 feet into native soil	**Organic Lead ***	8270C SIM
3A, 3B		EDC & EDB (organic	
	* ORGANIC LEAD - ANALYSIS IS REQUIRED	lead scavengers)	
	ONLY IF FREE PRODUCT IS PRESENT	BTEX, MTBE, Ethanol	8260B
		Fuel Oxygenates	
		Full VOC Scan	
		Naphthalene	
1 sample	Beneath each UDC & remote fill, if applicable,	Same as above	Same as above
	collected from 2 to 4 feet into native soil		
1 sample	Beneath piping, collected every 20 ft starting		
	from UDCs & remote fill (if applicable), from	Same as above	Same as above
	2 to 4 feet into native soil, **AND** under each		
	elbow and other pipe fittings		

- Apply EPA Method 5035A (7/2002) for soil sample collection, preparation, and preservation-

- Laboratory analysis must adhere to the required method detection limits (MDL)

- Laboratory results must specify the MDLs used during the analysis

Continued on Page 2

3. All soil samples obtained shall be discrete, undisturbed, and unexposed prior to analysis. The method used to obtain the samples and the date/time of sampling shall be included in the final report.

4. Conform to the analytical requirements table below for petroleum hydrocarbon sites. Apply EPA Method 5035A (7/2002) specified in the USEPA publication, Test Methods for Evaluating Solid Waste: Physical/Chemical Methods, also known as SW-846, for soil sample preparation and preservation to minimize volatile organic losses. Other preservation methods may be acceptable for the same purpose. Use the sample collection devices, or equivalent, specified in the method (e.g., the Encore™ sampler). If the Encore™ sampler is used, analyze the sample within 48 hours from collection. Analyze samples within the 14 days holding time for soil samples stored under frozen conditions.

UST CONTENTS	Analyte	Analytical Method	Required MDL	
			Soil (µg/kg)	Water (µg/L)
GASOLINE OR DIESEL	Total petroleum hydrocarbons – Gasoline range – (TPHg)	EPA Method 8015B (or 8260B)	100	50
	Total petroleum hydrocarbons - Diesel range – (TPHd)	EPA Method 8015B	1000	100
	Benzene	EPA Method 8260B (or 8021B)	1	0.5
	Toluene	EPA Method 8260B (or 8021B)	1	0.5
	Ethylbenzene	EPA Method 8260B (or 8021B)	1	0.5
	Xylenes (Total)	EPA Method 8260B (or 8021B)	1	0.5
	Methyl tertiary butyl ether (MTBE)	EPA Method 8260B	2	1
	Di-isopropyl ether (DIPE)	EPA Method 8260B	2	1
	Ethyl tertiary butyl ether (ETBE)	EPA Method 8260B	2	1
	Tertiary amyl methyl ether (TAME)	EPA Method 8260B	2	1
	Tertiary butyl alcohol (TBA)	EPA Method 8260B	10	10
	Naphthalene	EPA Method 8260B	5	0.5
	Ethanol	EPA Method 8260B	100	100
	Methanol	EPA Method 8015B	100	100
WASTE OIL	Total petroleum hydrocarbons – Oil range – (TPHmo)	EPA Method 8015B	1000	500
	Polycyclic Aromatic Hydrocarbons (PAH)	EPA Method 8270C SIM	1	1
OTHER, UNKNOWN	UST Permitted Contents, Full scan volatile organic compound (VOC) analysis (EPA Method 8260B), PAH analysis (EPA Method 8270C SIM) + To Be Determined			

Note: **For waste oil tanks, also analyze for the full suite of VOCs included in EPA Method 8260B.**

Continued on Page 3

5. All soil/groundwater samples shall be analyzed by a laboratory approved by the California Environmental Accreditation Laboratory Program (ELAP).

6. Analytical results shall be reported on laboratory letterhead and shall include the following information: a) The date the analysis was conducted; b) The method of extraction (if applicable); c) Detection limits for each analytical procedure and determination; d) The method of analysis; e) Signature of chemist certifying results.

7. All soil/groundwater samples obtained shall be handled and transported to laboratory in strict accordance with applicable EPA regulations utilizing chain-of-custody procedures. Chain-of-custody documentation shall be included in the final report.

8. If the soil/groundwater analysis indicates undefined contamination at the facility, additional sampling shall be required to define the vertical and lateral extent present.

9. If groundwater is encountered during sampling, a groundwater monitoring well shall be established at the most downgradient sampling point. The well shall be developed by removing a minimum of four well volumes and a groundwater sample shall be obtained and analyzed.

10. A final report that contains all of the above required information shall be submitted to the office above within one (1) month form the sampling date or 180 days from the date of this permit, whichever is earlier.

11. All electronic data shall be submitted to the State Water Resources Control Board Geotracker database.

California Regional Water Quality Control Board
Los Angeles Region
(Underground Storage Tank Program)

General Laboratory Testing Guidance for Petroleum Hydrocarbon Impacted Sites

March 2021 Update

The purpose of this document is to provide supporting details regarding laboratory testing guidance to supplement the general laboratory analysis guidelines included in the Regional Board's directives pertaining to investigation, monitoring and assessment at petroleum impacted sites.

This document was last revised in September 2006 to update testing requirements including the addition of testing for fuel oxygenates and natural attenuation parameters. This 2021 update aligns the Regional Board's guidance with the State's Low-Threat Underground Storage Tank Case Closure Policy, adopted on May 1, 2012, and revises some analytical method detection limits in response to methodological advancements.

Environmental laboratories must be accredited by the California Environmental Laboratory Accreditation Program (ELAP) for each analytical method used to conduct sample analysis. Information about applying for ELAP accreditation is available at the following website link:
https://www.waterboards.ca.gov/drinking_water/certlic/labs/apply.html

1. General Laboratory Quality Assurance and Quality Control (QA/QC) Requirements

For petroleum hydrocarbon impacted sites, conform to the standard laboratory analysis QA/QC guidance in any applicable Regional Board directive, and with the items specified below.

2. Compounds to be Tested

Compounds to be tested include: Total petroleum hydrocarbons in the gasoline range (TPHg) (C4 – C12); Total petroleum hydrocarbons in the diesel range (TPHd) (C13 – C22); benzene, toluene, ethylbenzene, xylenes (BTEX); naphthalene; methyl tertiary butyl ether (MTBE); di-isopropyl ether (DIPE); ethyl tertiary butyl ether (ETBE); tertiary amyl methyl ether (TAME); tertiary butyl alcohol (TBA), and ethanol. If the underground storage tanks (USTs) historically contained, or currently contain, jet fuel, kerosene, mineral spirits, biofuel, or methanol, these compounds are also to be tested. For waste oil tanks, the full suite of volatile organic compounds included in EPA Method 8260B(GC/MS) and polycyclic aromatic hydrocarbons (PAHs) are also to be analyzed.

3. Analytical Test Methods and Detection Limits

Conform to Table 1 below. Report any concentration detected between the method detection limit (MDL) and estimated quantitation limit (EQL) (or reporting limit (RL)) in a numerical value with a "J" flag indicator. All "Non-Detects" (NDs) shall be reported in the following format: "< (numerical MDL)." Integrate fuel oxygenate additive concentrations into the TPH gasoline range result in addition to reporting these oxygenate concentrations individually.

Table 1: Analytical Requirements

Analyte	Analytical Method	Required Method Detection Limit (MDL)	
		Soil (µg/kg)	Water (µg/L)
BTEX	EPA Method 8260B (or 8021B)	1	0.5
MTBE	EPA Method 8260B	2	1
DIPE	EPA Method 8260B	2	1
ETBE	EPA Method 8260B	2	1
TAME	EPA Method 8260B	2	1
TBA	EPA Method 8260B	10	10
Naphthalene	EPA Method 8260B (or 8270C)	5	0.5
TPHg	EPA Method 8015B (or 8260B)	100	50
TPHd	EPA Method 8015B	1000	100
Methanol	EPA Method 8015B	100	100
Ethanol	EPA Method 8015B (or 8260B)	100	100
PAHs[1]	EPA Method 8270C	1	1

[1]PAH = Polycyclic Aromatic Hydrocarbons. The sixteen (16) priority pollutant PAHs include: naphthalene, acenaphthene, acenaphthylene, anthracene, phenanthrene, fluorene, chrysene, fluoranthene, pyrene, benzo(b)fluoranthene, benzo(a) pyrene, benzo(k)fluoranthene, benzo(a)anthracene, indeno(1,2,3-c,d)pyrene, dibenz(a,h)anthracene, and benzo(g,h,i)perylene.

4. Use of EPA Method 5035 for Soil Samples

Apply EPA Method 5035A (7/2002) specified in the USEPA publication, Test Methods for Evaluating Solid Waste: Physical/Chemical Methods, also known as SW-846, for soil sample preparation and preservation to minimize volatile organic losses. Other preservation methods may be acceptable for the same purpose. Use the sample collection devices, or equivalent, specified in the method (e.g., the Encore™ sampler). If the Encore™ sampler is used, analyze the sample within 48 hours from collection. Analyze samples within the 14 days holding time for soil samples stored under frozen conditions.

5. Monitored Natural Attenuation (MNA) Parameters (As Needed)

Natural attenuation processes include dispersion, diffusion, dilution, sorption, volatilization, biodegradation, and chemical or biological transformation. A carefully controlled monitored natural attenuation (MNA) program can be used to confirm whether site-specific mass reduction is occurring through natural attenuation to achieve remedial objectives. Prior to monitoring natural attenuation parameters, site characterization must first be complete. Note that monitoring natural attenuation parameters may not be needed for site-specific closure evaluation. The State Low-Threat Underground Storage Tank Case Closure Policy's closure criteria incorporate the tenet of natural attenuation. Therefore, monitoring natural attenuation parameters is not typically necessary for petroleum impacted sites that meet the Policy's closure criteria.

5.1 Primary Natural Attenuation Criteria

The following conditions must be met prior to testing for secondary natural attenuation parameters:

a) The groundwater contaminant plume must be fully delineated.

b) The groundwater monitoring program must have been implemented on a regular basis for at least two years and include data for MTBE and other oxygenates.

c) Concentrations in groundwater have been shown to consistently decrease or are stable.

d) Determination of site-specific hydraulic conductivity must be conducted: Refer to ASTM D4044-96 for the slug test procedures. Other field methods (e.g., pumping test/baildown test) are also acceptable to determine hydraulic conductivity.

e) Characterization of the vertical extent of the MTBE and/or other oxygenates plume(s) may be needed, with discrete multi-depth groundwater sampling at all groundwater vulnerable areas designated by the Board.

5.2 Secondary Natural Attenuation Parameters

Analyze the secondary natural attenuation parameters only after the primary natural attenuation criteria are met. Analyze for secondary natural attenuation parameters at all groundwater monitoring wells inside and outside of the plume. Conform to Table 2 below for parameters and testing methods.

Table 2: Analytical Requirements for Secondary Natural Attenuation Geochemistry Parameters

Parameter	Test Method	Required MDL
pH	EPA Method 150.2 or Field instrument	Not applicable
Dissolved oxygen (DO)	EPA Method 360.1 or Field Instrument	Not applicable
Redox potential (ORP)	Field instrument	Not applicable
Sulfate (SO_4^{2-})	EPA Method 300	1 mg/L
Nitrate (NO_3^-)	EPA Method 300	0.05 mg/L
Ferrous iron (FE^{2+})	EPA Method 200	0.05 mg/L
Manganese (Mn^{2+})	EPA Method 200	0.05 mg/L
Methane (CH_4)	PEA Method 8015	0.005 mg/L

6. Electronic Submittal of Data Reporting

All analytical results shall be uploaded in an electronic format to the State GeoTracker Database.

NOTICE TO CLOSURE PERMIT APPLICANTS

The South Coast Air Quality Management District (SCAQMD) has adopted Rule 1166 regulating emissions of Volatile Organic Compounds (VOC) from decontamination of soil effective **August 5, 1988**.

In addition to the requirements of your Closure Permit, persons excavating any underground storage tank that previously contained VOCs must:

- Notify the SCAQMD by telephone at (909) 396-2326 or by fax at (909) 396-3342 using the SCAQMD notification form 24 hours prior to tank excavation. 1166(c)(1)(A)

- Monitor the excavated material during the excavation for VOC contamination. 1166(c)(1)(B)

- When VOC contamination is detected:

    * Cease excavation.
    * Cover the contaminated soil until implementation of approved mitigation measures. 1166(c)(1)(C)
    * Notify the SCAQMD at (909) 396-2326 within 24 hours of detection of VOC contaminated soil. 1166(c)(2)(A)

- A person shall not engage in or allow any on- or off-site spreading of VOC contaminated soil which results in uncontrolled evaporation of VOC to the atmosphere. 1166(c)(3)

Exemptions

- Treatment of less than one (1) cubic yard of contaminated soil. 1166(d)(1)(A)

- Decontamination of soil containing organic compounds that have an initial boiling point of 302°F or greater, Reid Vapor Pressure less than 80 mm Hg or Absolute Vapor Pressure less than 36 mm Hg at 20°C. 1166(d)(1)(B),(F)

- Removal of soil for sampling purposes pursuant to Environmental Protection Agency methods. 1166(d)(1)(C)

- Accidental spillage of five (5) gallons or less of VOC. 1166(d)(1)(D)

- Documentation of soil which is contaminated through natural seepage of VOC from oil and gas wells or other natural sources. 1166(d)(1)(E)

SPECIFIC QUESTIONS ON RULE 1166 SHOULD BE REFERRED TO THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (909) 396-2326

ATTENTION CONTRACTOR
NOTIFICATION/PERMIT REQUIREMENT COMPLIANCE

This Authorization is issued subject to compliance with all applicable laws and regulations relating to the performance of work including, but not limited to, business license requirements, Building Codes, Fire Codes, Air Quality regulations, Health and Safety Codes, Water Codes, and Transportation regulations.

Pursuant to Los Angeles County Code, Section 11.78.045, and the Conditions and Limitations of the attached Hazardous Substances Underground Storage Closure and/or New Construction/Addendum Authorization, you are required to complete **ALL** of the agency notifications indicated below within the time period specified prior to commencement of work.

[X] 72 HOUR–DEPARTMENT OF PUBLIC WORKS, ENVIRONMENTAL PROGRAMS DIVISION, WASTE CONTROL ENGINEERING INSPECTOR:

- The owner/operator or contractor shall provide electronic notification to Public Works at least 72 working hours prior to the commencement of any of the following work:
  - Closure Authorization Permit – Prior to sampling and backfilling any excavation.
  - New Construction/Addendum Permit – Prior to backfilling any excavation.

- Notifications shall only be made at the following link:
  - https://pw.lacounty.gov/epd/ust/ustn/Default.aspx

[X] 48 HOUR (OR AS REQUIRED)–LOCAL FIRE DEPARTMENT FIRE PREVENTION INSPECTOR:

[ ] City of _____

[X] Los Angeles County Fire Department **Arcadia Office (626) 574 - 0963**

[X] 48 HOUR (OR AS REQUIRED) – AIR QUALITY MANAGEMENT DISTRICT (AQMD)

[X] South Coast AQMD – Rule 1149 and Rule 1166
- Telephone: (909) 396-2326
- Fax: (909) 396-3342

[ ] Antelope Valley AQMD – Rule 1149 and Rule 1166
- Telephone: (661) 723-8070

[X] COUNTY SERVES AS BUILDING OFFICIAL, SEE ATTACHED

[ ] CITY SERVES AS BUILDING OFFICIAL

FAILURE TO PROVIDE NOTICE AS REQUIRED ABOVE MAY RESULT IN PERMIT REVOCATION, ADDITIONAL SITE ASSESSMENT REQUIREMENTS, AND/OR ADMINISTRATIVE PENALTIES AS PROVIDED BY LAW.

DIRECTORY OF THE COUNTY OF LOS ANGELES AND CONTRACT CITY BUILDING AND SAFETY OFFICES

CENTRAL OFFICE
900 South Fremont Avenue, 3rd Floor
Alhambra, CA 91803
Monday through Thursday – 7 a.m. to 5p.m. (Closed on Fridays)

PHONE NUMBERS

Building Plan Check Section .....(626) 458-3173
Electrical Section .....(626) 458-3180
Mechanical/Plumbing Section .....(626) 458-3182
Management and Field Support Section ..(626) 458-3188
Building Rehabilitation Section.....(626) 458-3193
Research/Structural Section.....(626) 458-3187
Grading and Drainage Section.....(626) 458-6390

FAX NUMBERS

Administration.....(626) 979-5444
Building Plan Check.....(626) 979-5376
Electrical/Mechanical .....(626) 458-2861
Property Rehabilitation.....(626) 979-5433
Management and Field Support.....(626) 458-6350

COUNTY DISTRICT OFFICES

ANTELOPE VALLEY **(M-F 8-4:30)**
335A East Avenue K-6
Lancaster, CA 93535
(661) 723-4440 FAX (661) 723-4435

CALABASAS/MALIBU **(M-Th 7-5:30)(Closed Friday)**
26600 Agoura Road, Suite 110
Calabasas, CA 91302-1954
(818) 880-4150 FAX (818) 880-6279

CARSON **(M-Th 7-6)**(Closed Friday)
701 East Carson Street
Carson, CA 90745
(310) 952-1766 FAX (310) 549-0652

EAST LOS ANGELES **(M-F 8-5)**
4801 E. 3rd Street
Los Angeles, CA 90022
(323) 881-7030 FAX (323) 264-7917

LA PUENTE **(M-F 8-4:30)**
16005 East Central Avenue
La Puente, CA 91744
(626) 961-9611 FAX (626) 961-8166

LOMITA **(M-F 8-4:30)**
24320 South Narbonne Avenue
Lomita, CA 90717
(310) 534-3760 FAX (310) 530-5482

SAN GABRIEL VALLEY **(M-F 8:4:30)**
125 South Baldwin Avenue
Arcadia, CA 91007
(626) 574-0941 FAX (626) 446-4425

SANTA CLARITA **(M-F 8-4:30)**
23757 Valencia Boulevard
Valencia, CA 91355
(661) 222-2940 FAX (661) 222-2947

SOUTHWEST **(M-Th 7-6)(Closed Friday)**
1320 West Imperial Highway
Los Angeles,CA 90044
(323) 820-6500 FAX (323) 756-0780

SOUTH WHITTIER **(M-F 8-4:30)**
13523 Telegraph Road
Whittier, CA 90605
(562) 946-1390 FAX (562) 906-8425

UNIVERSAL **(M-F 8-4:30)**
100 Universal City Plaza - #7135 (Trailer)
Universal City, CA 91608
(818) 762-6284 FAX (818) 623-9829

CONTRACT CITY OFFICES

ARTESIA **(M-Th 7:30-5:30) (Friday 8-5)**
18747 Clarkdale Avenue
Artesia, CA 90701
(562) 865-6263 FAX: (562) 865-6240

CARSON **(M-Th 7-6)(Closed Friday)**
701 East Carson Street
Carson, CA 90745
(310) 952-1766 FAX (310) 513-6243

CERRITOS **(M-F 8-4:30)**
18125 Bloomfield Avenue
Cerritos, CA 90703
(562) 860-0311 FAX: (562) 916-1242

COMMERCE **(M-F 8-5)**
2535 Commerce Way
Commerce, CA 90040
(323) 887-4455 FAX (323) 838-4240

DUARTE **(M-Th 7:30-6)(Closed Friday)**
1600 Huntington Drive
Duarte, CA 91010
(626) 357-7931 FAX (626) 358-0018

INDUSTRY **(M-F 8-4:30)**
16005 East Central Avenue
La Puente, CA 91744
(626) 961-9611 FAX (626) 961-8166

05.06+ IRWINDALE – Permit Office **(M-Th 8-6)**
16102 Arrow Highway (Closed Friday)
Irwindale, CA 91706
(626) 430-2205 FAX (626) 962-4218

LA CANADA FLINTRIDGE **(M-F 8-4:30)**
1327 Foothill Boulevard
La Canada Flintridge, CA 91011
(818) 790-8651 FAX (818) 790-8897

LAKEWOOD **(M-Th, Alt. F 7-5:30)**
5050 North Clarke Avenue
Lakewood, CA 90712
(562) 866-9771 FAX: (562) 866-0505

LA MIRADA **(M-Th, Alt.F 8-4:30)**
13700 South La Mirada Boulevard
La Mirada, CA 90638
(562) 943-0131 FAX (562) 943-3666

LAWNDALE **(M-Th 7-6)(Closed Friday)**
14717 South Burin Avenue
Lawndale, CA 90260
(310) 973-3200 FAX (310) 970-2183

ROLLING HILLS **(M-F 8-4:30)**
24320 South Narbonne Avenue
Lomita, CA 90717
(310) 534-3760 FAX (310) 530-5482

ROLLING HILLS ESTATES **(M-F 8-4:30)**
24320 South Narbonne Avenue
Lomita, CA 90717
(310) 534-3760 FAX (310) 530-5482

SANTA FE SPRINGS **(M-Th, Alt.F 7-5:30)**
11710 East Telegraph Road
Santa Fe Springs, CA 90670
(562) 868-0511 FAX: (562) 868-7112

TEMPLE CITY **(M-Th 7:30-6)(Closed Friday)**
9701 Las Tunas Drive (Plan Check Only)
Temple City, CA 91780
(626) 285-0488 FAX (626) 446-4425

WESTLAKE VILLAGE **(M-Th 7-5:30)(Closed Friday)**
26600 Agoura Road, Suite 110
Calabasas, CA 91302-1954
(818) 880-4150 FAX (818) 880-6279

* Inspector's office hours are 8-9 a.m. daily

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION

ADDITIONAL CONDITIONS FOR UST CLOSURE/SITE ASSESSMENT

TITLE 23: CALIFORNIA CODE OF REGULATIONS - WATERS
DIVISION 3: STATE WATER RESOURCES CONTROL BOARD (SWRCB)
CHAPTER 30: ELECTRONIC SUBMITTAL OF INFORMATION

Article 1 – GENERAL PROVISIONS

Section 3890. General Intent, Content, and Applicability of Regulations

(a) The regulations in this Chapter are intended to provide electronic access to reports, including soil, vapor, and water data, prepared for the purpose of subsurface investigation or remediation of: (1) an unauthorized discharge or deposit of waste as defined in section 13050 of the Water Code, (2) an unauthorized release of a hazardous substance as defined in section 25281 of the Health and Safety Code, or (3) a discharge of waste to land subject to Division 2 of Title 27 or Division 3, Chapter 15, of Title 23 of the California Code of Regulations (CCR).

(b) The regulations in this Chapter require persons responsible for submitting certain reports to the State Board, a regional board, or a local agency to submit these reports electronically over the Internet to the State Board's Geotracker system.

(c) The requirements of this Chapter are in addition to, and not superseded by, any other applicable reporting requirements.

(d) Except as provided in Section 3895(b), the electronic reporting requirements of this Chapter are intended to replace requirements for the submittal of paper copies of reports, beginning July 1, 2005.

Authority cited: Sections 13196 and 13198(c), Water Code.
Reference: Sections 13196 and 13198, Water Code.

Article 2. - ELECTRONIC SUBMITTAL OF INFORMATION

Section 3891. Definition of Terms

"COELT" is the United States Army Corps of Engineers Loading Tool program. It is a relational database application that is designed to run with the Microsoft Windows operating system. COELT places laboratory data into the standardized Electronic Deliverable Format (EDF). The program can accept data from Laboratory Information Management System (LIMS) or manually entered data. COELT is an optional software application that is intended to help laboratories that require new software to produce the EDF data deliverable. COELT includes a report utility that allows hard copy laboratory reports to be printed that match the actual electronic data. For purposes of the requirements of this chapter, version 1.2a of COELT may be used. The program (coelt12i.exe) and documents (coelt 1.2i manual.zip) for version 1.2i of COELT are available through links provided at http://www.waterboards.ca.gov/ust "CSRS-H" is the California Spatial Reference System-Horizontal, which includes the High Precision Geodetic Network (HPGN), the High Precision Geodetic Network–Densification (HPGN-D) and other geodetic control positions. These control positions have been determined by Global Positioning System survey methods in accordance with first order or better standards and specifications from the Federal Geodetic Control Subcommittee (FGCS) of the Federal Geographic Data Committee. These control positions are published by the National Geodetic Survey, California Spatial Reference Center or its successor.

"EDCC" is the Electronic Deliverable Consistency Checker program, which was developed for the EDF1.2i format, described below. The EDCC program is run upon completion of an EDF report and produces an error report. This error report identifies problems within the given data set based upon the EDF database structure, guidelines, restrictions, and valid values. The error report also indicates the nature of each problem, so that the submitter can correct them. For purposes of the requirements of this chapter, the interactive web-version 1.2i or personal computer version 1.2i of EDCC shall be used. Programs (edcc.zip and edccservicepac1.zip) for version 1.2i of EDCC are available through links provided at http://www.waterboards.ca.gov/ust.

"EDF" is the Electronic Deliverable Format, originally developed for the United States Army Corps of Engineers. It is a data standard designed to facilitate transfer of electronic data files from analytical laboratories to end-users. It is a relational database whose files are related to one another through key fields. Laboratories can produce electronic EDF files by using their own LIMS or COELT software. The data components include chain-of custody information, laboratory results, and quality assurance information. For purposes of the requirements of this chapter, version 1.2i of EDF shall be used. Specifications for version 1.2i of EDF (The Electronic Deliverable Format [EDF] Version 1.2i data dictionary are available in Title 27, Division 3, Subdivision 2, Chapter 1 (Laboratory Results) CCR, through links provided at http://www.waterboards.ca.gov/ust.

"Geotracker" is the State Board's Internet-accessible database system used by the State Board, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. This system consists of a relational database, on-line compliance reporting features, a geographical information system (GIS) interface and other features that are utilized by the State Board, regional boards, local agencies, regulated industry and the public to input, manage, or access compliance and regulatory tracking data. Geotracker, initially known as the Geographical Environmental Information Management System (GEIMS) database, is available at http://geotracker.swrcb.ca.gov/.

"PDF" means Portable Document Format. "PDF" files are self-contained and cross-platform documents. A PDF file will look the same on the screen and in print, regardless of what type of computer or printer a person uses or which software package originally created the file. Although PDF files contain the complete formatting of the original document, including fonts and images, they are highly compressed, allowing efficient transfer of complex information.

"Permanent monitoring well" means any artificial excavation by any method made for the purpose of monitoring fluctuations in groundwater levels, the quality of groundwater, or the concentration of contaminants in groundwater and which is used for at least thirty days.

"Report" means any document or item that is required for submittal in order for a person to comply with a regulation, directive, or order issued by the State Board, a regional board, or a local agency, including but not limited to, any analysis of material by a laboratory that has accreditation or certification pursuant to Article 3 (commencing with Section 100825) of Chapter 4 of Part 1 of Division 101 of the Health and Safety Code.
Authority cited: Sections 13196 and 13198 (c), Water Code.
Reference: Sections 13195 (b) and 13196, Water Code.

Section 3892. Reports

The following reports are subject to the requirements of this Chapter, when those reports are required for the purpose of subsurface investigation or remediation of: (1) an unauthorized discharge or deposit of waste as defined in section 13050 of the Water Code, (2) an unauthorized release of a hazardous substance as defined in section 25281 of the Health and Safety Code, or (3) a discharge of waste to land subject to Division 2 of Title 27 or Division 3, Chapter 15 of Title 23 of the California Code of Regulations (CCR).

(a) Reports submitted pursuant to Division 3, Chapter 16, Article 11 of Title 23 of the CCR.

(b) Reports submitted pursuant to Division 2 of Title 27 or Division 3, Chapter 15 of Title 23 of the CCR.

(c) Reports submitted pursuant to section 13304 of the Water Code.

(d) Reports submitted pursuant to section 13267 of the Water Code.

(e) Reports submitted pursuant to any order or directive of the State Board, a regional board or a local agency.

(f) Reports submitted pursuant to the Two-year Joint Cooperative Agreement Execution Plans under the Defense / State Memorandum of Agreement and Navy Cost Recovery Cooperative Agreement, for the State of California.

Authority cited: Sections 13196 and 13198 (c), Water Code.

Reference: Sections 13196 (a) and 13198 (c), Water Code.

Section 3893. Electronic Submittal of Reports

(a) Persons responsible for submitting reports pursuant to this Chapter shall submit the following information described in subdivision (b) electronically over the Internet to the State Board's Geotracker system in conformance with data dictionaries found in Title 27, Division 3, Subdivision 2 (Monitoring and Release Information) and specifications contained in the State Water Resources Control Board EDF Guidelines and Restrictions (version 1.2i) and Survey XYZ Guidelines and Restrictions (Version 6). These data dictionaries and documents are available through links provided at http://www.waterboards.ca.gov/ust.

(b) Data generated after the effective date of the regulations by chemical analysis of soil, vapor, or water samples (including surface water, groundwater and influent/effluent water samples from remediation systems), shall be submitted in EDF format. All data submitted in EDF format shall be checked for errors prior to and during submittal using the EDCC software consistency-checking tool. All data submitted in EDF format must pass this error-checking tool as well as meet normal regulatory requirements in order to be considered valid data. In addition, when required for reports subject to this Chapter, the following shall also be submitted electronically:

(1) The latitude and longitude of any permanent monitoring well for which data is reported in EDF format, accurate to within 1 meter and referenced to a minimum of two reference points from the California Spatial Reference System (CSRS-H), if available.

(2) The surveyed elevation relative to a geodetic datum of any permanent monitoring well.

(3) The elevation of groundwater in any permanent monitoring well relative to the surveyed elevation.

(4) A site map or maps showing the location of all sampling points referred to in the report.

(5) The depth to the screened interval and the length of screened interval for any permanent monitoring well.

(6) Boring logs, in PDF format.

(7) A complete copy of the report, in PDF format, which includes the signed transmittal letter and professional certification.

(c) All deadlines and timeframes for submittals of reports are applicable to the information submitted electronically pursuant to this Chapter.

Authority cited: Sections 13196 and 13198 (c), Water Code.

Reference: Sections 13196 and13198 (c), Water Code.

Section 3894. Timing of Electronic Reporting Requirements

(a) Electronic submittals of information for sites subject to the requirements of Title 23, Division 3, Chapter 16, Article 11 of the California Code of Regulations, shall begin on December 16, 2004.

(b) Unless otherwise specifically noted, all other electronic submittals required pursuant to this Chapter shall begin January 1, 2005.

(c) Until July 1, 2005, the electronic reporting requirements of this Chapter are in addition to any existing paper or other reporting requirements.

Authority cited: Sections 13196 and 13198 (c), Water Code.

Reference: Sections 13196 (a) and 13198 (c), Water Code.

Section 3895. Submittal of Alternate Forms of Reports

(a) Beginning July 1, 2005, the successful submittal of electronic information in accordance with this Chapter shall replace the requirement for the submittal of a paper copy, except as provided in subdivision (b).

(b) In addition to the electronic submittal of reports required pursuant to this Chapter, a regulatory agency may require the submittal of a report, or portions thereof, in diskette, compact disc or other form if the agency determines that the alternative form is necessary. The burden, including cost, of these alternative forms shall bear a reasonable relationship to the need for alternative form and benefits to be obtained from the alternative form.

Authority cited: Sections 13196 and 13198 (c), Water Code.

Reference: Sections 13196 (a) and 13198 (c), Water Code

NOTICE: Original paper reports with wet ink signature and seal must continue to be submitted to this office pursuant to CCR Title 23, Division 3, Chapter 30, Article 2, Section 3895 (b), regardless if such report is required by regulation to be electronically uploaded to Geotracker.

CERS Business

Home | Submittals | Facilities | Compliance | My Business

UST Facility Operating Permit Application: EXAMPLE FACILITY

Home » Prepare Submittal » UST: UST Facility Operating Permit Application (Draft)

Instructions/Help

You must complete this form withing 30 days of all new permits, permit changes, or facility information changes. You will also need to update/confirm your tank, monitoring plan, and other pertinent UST-related forms.

All facilities **must** provide a BOE Number--valid numbers are 8 digits long starting with the numbers 44... State and federal facilities should use 44032062. If **ALL** underground tanks at your facility **ONLY** contain NON-petroleum productions, you can provide this generic BOE Number: 44000000. Contact your local regulator if you are unsure what number to provide.

The former paper version of this form was called "UST Operating Permit Application-Facility Information" (Form A).

More information about UST Financial Responsibility Mechanisms is available at the Water Board's Underground Storage Tank Cleanup Fund Financial Responsibility web page.

Click this field to reflect permanent facility closure

Save | Cancel

Type of Action

○ Confirmed/Updated Information ○ New Permit ○ Renewal Permit ○ Temporary Facility Closure ◉ Permanent Facility Closure ○ Transfer Permit

Facility Information

EXAMPLE FACILITY

Facility Type

○ Motor Vehicle Fueling ○ Fuel Distribution ○ Farm ○ Processor ○ Other

BOE Number

Is the facility located on Indian Reservation/Trust lands?

○ Yes ○ No

Property Owner

Owner Name | Phone

Tank Operator

Tank Operator Name | Phone

Mailing Address

City | State | ZIP/Postal Code

Country

United States | For International Address

Tank Owner

Owner Name | Phone

UST Tank Information/Monitoring Plan: EXAMPLE FACILITY

Instructions/Help

Use this form to enter data for new UST systems or revise data for an existing UST system. You must complete a separate form for each affected tank. For tanks that are part of a compartmentalized unit, each compartment is considered a separate tank. This information is required within 30 days of permit or facility information changes, unless your local agency requires approval prior to making the changes.
The former paper version of this form was called "UST Operating Permit Application-Tank Information" (Form B).

Copy from Other UST Tank | Save | Cancel

Type of Action

Type of Action (UST Tank)
○ Confirmed/Updated Information ○ New Permit ○ Renewal Permit ○ Temporary UST Closure ○ UST Permanent Closure on Site ◉ UST Removal

Facility Information

EXAMPLE FACILITY

Enter this date after the UST has been removed.

Click this field to reflect permanent removal of the UST.

Tank Description

Tank ID #

Tank Manufacturer

Tank Capacity In Gallons

Date UST System Installed

Date Existing UST Discovered

Date UST Permanently Closed

Tank Configuration
○ A Stand-alone Tank ○ One in a Compartmented Unit

Number of Compartments in the Unit

Additional Description

Tank Use and Contents

Tank Use
○ Motor Vehicle Fueling
○ Marina Fueling

Tank Contents Read This First
○ Regular Unleaded
○ Premium Unleaded

Tank Construction

Type of Tank Read This First
○ Single Wall ○ Double Wall ○ Unknown

PROJECT OVERVIEW:

Remove existing, UST's, UDC's vent/vapor/product piping and vent rack.

PROJECT ADDRESS:

JOE'S SERVICE CENTER, LLC
15 W Woodbury Rd.
Altadena, CA 91001

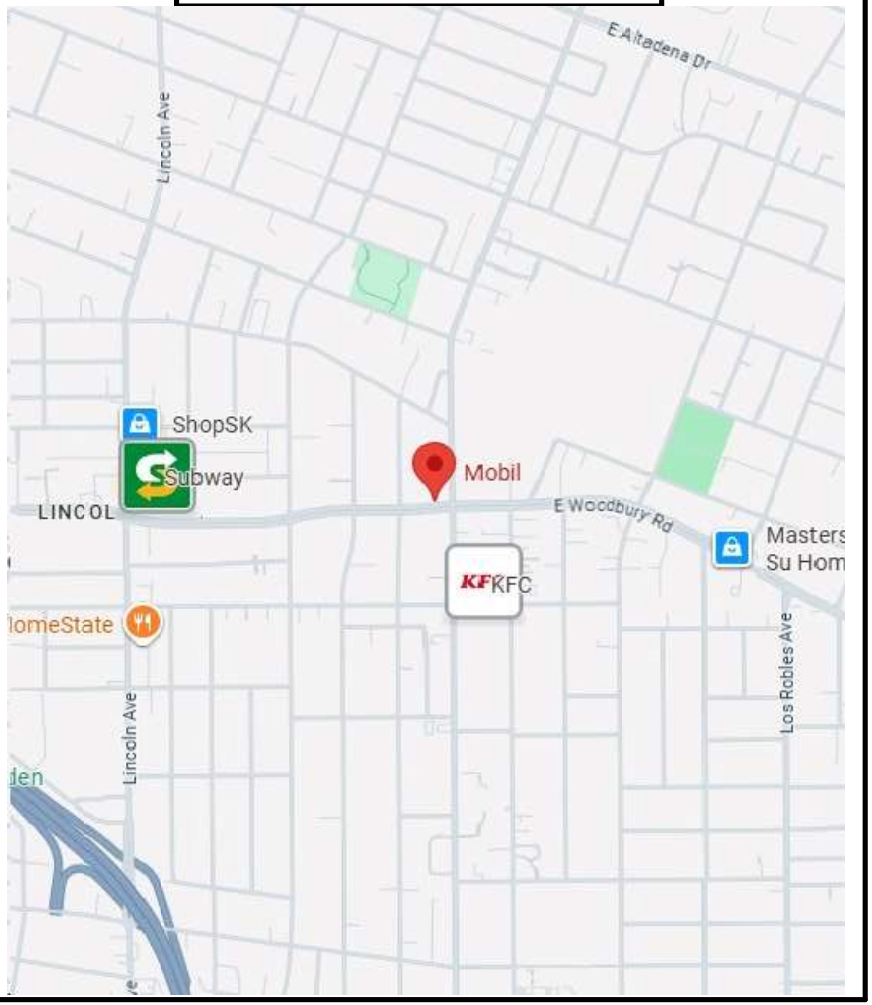
CONTACTS:

PROJECT CONTRACTOR: **Daniel Coronel** **(818) 383-3164**

SHEET INDEX:

SHEET	CONTENT
TP - 1	**Plot Plan & Scope of work**

LOCATION MAP



COMPLIANCE:

This project shall comply with 2022 California Building Code, 2022 California Electric Code, 2022 California Plumbing Code, 2022 California Mechanical Code, 2022 California Energy Standards, and Los Angeles County Municipal Code.

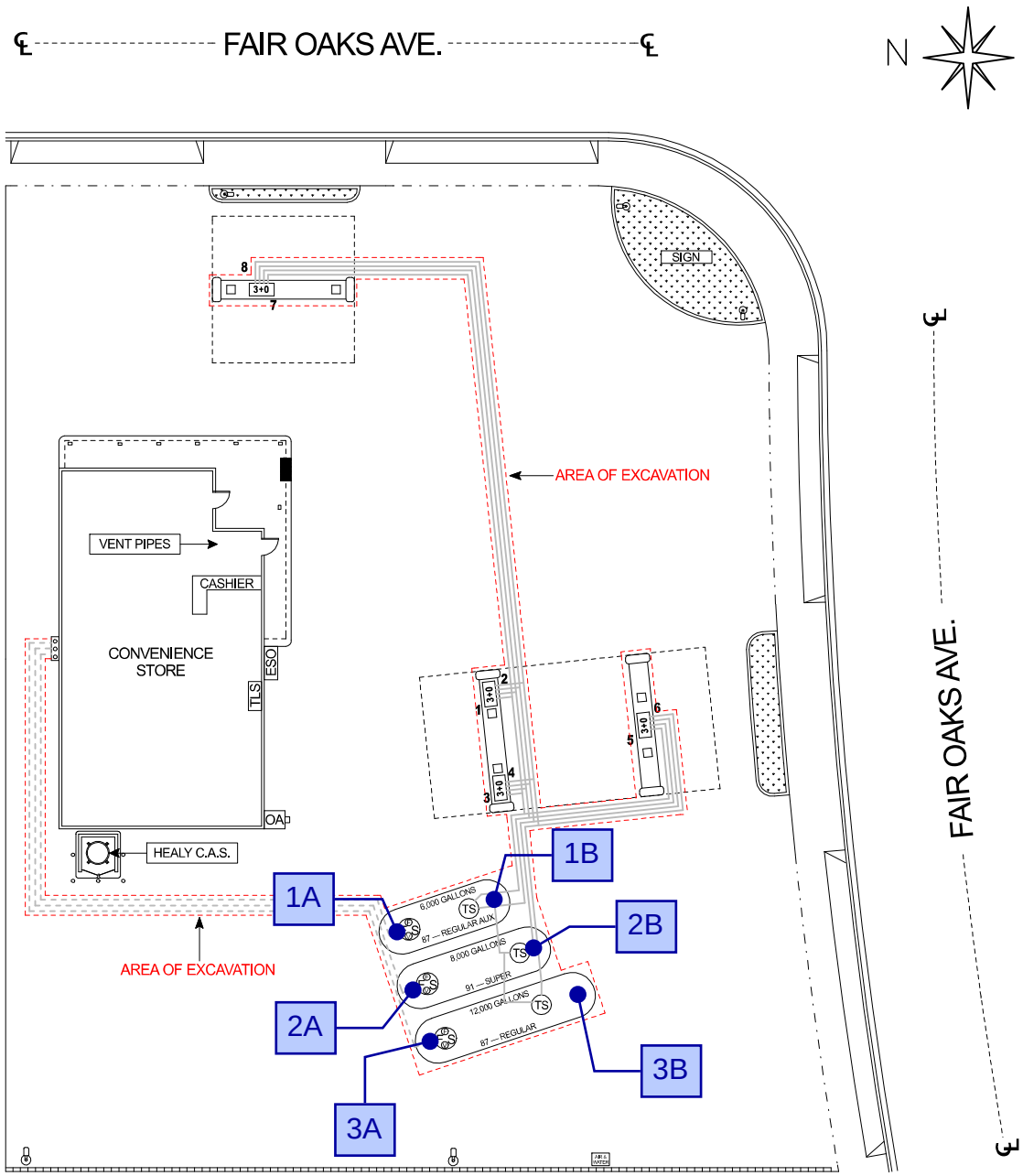
L.A.N. TESTING
7449 RESEDA BOULEVARD #115 RESEDA, CA 91335
CONTRACTORS LICENSE #876860 • (818) 383-3134

Project Address
JOE'S SERVICE CENTER, LLC
15 W Woodbury Rd.
Altadena, CA 91001

Scale
NOT TO SCALE

Date
11-14-2025

Sheet
TITLE SHEET



SCOPE OF WORK:

1. REMOVE ALL EXISTING DISPENSERS FROM ISLANDS.
2. BREAK OUT AND REMOVE EXISTING TANK SLAB, DISPENSER ISLANDS AND DRIVE SLAB AS REQUIRED TO REMOVE THE OLD FUEL TANKS, FUEL PIPING AND SUMPS.
3. EXCAVATE THE EXISTING PEA GRAVEL BACKFILL AROUND TANKS, SUMPS AND FUEL PIPING AS NEEDED TO THE SOIL FOR CONTAMINATION SAMPLING.
4. DE-GAS, TRIPLE RINSE TANKS AND HAVE THE TANKS INSPECTED/CERTIFIED READY FOR REMOVAL & TRANSPORT BY A MARINE CHEMIST.
   NOTE: DE-GAS, TRIPLE RINSE AND TRANSPORTATION OF THE TANKS/PIPING TO BE DONE BY OTHERS.
5. CALL FOR SOIL CONTAMINATION SAMPLING INSPECTION & SAMPLE SOIL AS REQUIRED.
   NOTE: TRENCHES TO BE BACKFILLED WITH APPROVED PEA GRAVEL PER ASTM C-33 STANDARDS FOR BACKFILLING FIBERGLASS TANKS AND PIPING AFTER NEW FUELING SYSTEM INSTALLATION IS COMPLETE.
6. REMOVE EXISTING TANKS, SUMPS & FUEL PIPING AND HAUL THEM AWAY TO A CERTIFIED DISPOSAL SITE FOR DESTRUCTION.

LEGEND

- **A** — Annular
- **FS** — Fill Sump
  - **F** — Fill bucket
  - **V** — Vapor recovery bucket
- **TS** — Turbine Sump
- ESO — Emergency Shutoff Switch
- TLS — Veeder Root TLS-350
- OA — Overfill Alarm

3+0 — Multiproduct dispenser (MPD) with a single nozzle (per side) to dispense three grades of gasoline.

Drawn By
Gas Station Design & Drafting Services
(805) 710-2006
www.gasstationplan.com
gasstationdanddservices@gmail.com

DEMO PLANS

JOE'S SERVICE CENTER, LLC
15 W Woodbury Rd.
Altadena, CA 91001

Scale: 1" = 20'
Date: 11-13-2025
Sheet: TP-1

APPENDIX B

EXCAVATOR SOIL SAMPLING TECHNIQUES

Soil Sample Collection

Under the supervision of a geologist or engineer, soil samples are collected from within an excavation. The excavator excavates to the desired sample depth within native soil and is excavated by the bucket that is attached to the excavator. The bucket is brought up to the surface and a soil sampling sleeve of brass or stainless steel is directly inserted into the excavated soil from between the teeth of the excavator bucket. In addition, EPA Method 5035 is used, three (3) syringe tubes will also be inserted into the excavated soil from between the teeth of the excavator bucket.

Quality Assurance/Quality Control

After retrieval the sleeve is removed and immediately sealed for laboratory analysis by covering both ends with teflon sheeting, plastic caps and securing the caps with tape. The collected sleeve is labeled and placed in an ice chest for cold storage pending transportation to a state certified laboratory. This packaging protocol is designed to prevent loss of volatiles from the soil sample, and to prevent any cross contamination. Standard chain-of-custody procedures are followed for all samples.

After completing sample preparation, an additional portion of soil is collected at about the sample depth of the retained sample. This soil is placed in a self sealing plastic bag to prevent the release of volatiles that may be present. A head-space measurement is taken by breaking the seal of the plastic bag or end cap of the ring just enough to insert a sample probe of the hydrocarbon detector.

The laboratory QA/QC procedures are not discussed in this report. However, a state certified laboratory will be used for sample analyses. State certified laboratories are required to perform and maintain records of all QA/QC.

APPENDIX C

ALPHA SCIENTIFIC CORPORATION
Environmental Laboratories

01-07-2026

Mr. Karl Kerner
Atlas Environmental Engineering, Inc.
5122 Bolsa Avenue, Suite 107
Huntington Beach, CA 92649

Project: Joe's Service Station
Project Site: 15 W. Woodbury Rd, Altadena, CA
Sample Date: 12-31-2025
Lab Job No.: R512121

Dear Mr. Kerner:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 12-31-2025 and analyzed by the following EPA methods:

TPH-Gasoline
EPA 8015M (TPH-Diesel)
EPA 8260B (BTEX & Oxygenates by GC/MS)

Asbestos analysis was subcontracted to AmeriSci Laboratory. Their original report will be attached.

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is a CA ELAP certified laboratory (Certificate Number 3007). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R512121
Project:	Joe's Service Station		
Project Site:	15 W. Woodbury Rd, Altadena, CA	Date Sampled:	12-31-2025
Matrix:	Soil	Date Received:	12-31-2025
Prep Method for TPH-g:	EPA 5035	Date Prepared:	12-31-2025
Batch No. for TPH-g:	AMA02-GS1	Date Analyzed:	01-02-2026
Batch No. for TPH-d:	BA02-DS1	Date Analyzed:	01-02-2026
		Date Reported:	01-07-2026

EPA 8260B (Gasoline) & 8015M (Diesel)
Reporting Unit: **mg/kg (ppm)**

Sample ID	Lab ID	DF for TPH-G	C5-C12 TPH-G*	Surrog Rec.% TPH-G	DF for TPH-D	C13-C23	Surrog Rec.% TPH-D
MDL			0.1			1	
PQL			0.5			5	
Method Blank		1	ND	88	1	ND	86
1A	R512121-1	10	22.3	88	1	ND	86
1B	R512121-2	1	0.13J	89	1	ND	83
3A	R512121-3	1	ND	83	1	ND	77
3B	R512121-4	1	ND	92	1	ND	82
VL	R512121-5	1	ND	85	1	ND	83

* Gasoline Range TPH result is obtained from purge and trap analysis by EPA 8260B;
DF: Dilution Factor;
MDL: Method Detection Limit; PQL: Practical Quantitation Limit;
ND: Not Detected (below MDL); J: Result is between MDL and PQL.
Note: Surrogate recovery acceptance limits are 70-130%.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R512121
Project:	Joe's Service Station		
Project Site:	15 W. Woodbury Rd, Altadena, CA	Date Sampled:	12-31-2025
Matrix:	Soil	Date Received:	12-31-2025
Prep Method:	EPA 5035	Date Prepared:	12-31-2025
Batch No. :	0102-VOAS2	Date Analyzed:	01-02-2026
		Date Reported:	01-07-2026

EPA 8260B (BTEX, Ethanol & Oxygenates by GC/MS)
Reporting Units: mg/kg (ppm)

Lab ID	Method Blank	R512121-1	R512121-2	R512121-3	R512121-4	R512121-5		MDL	PQL
Sample ID		1A	1B	3A	3B	VL			
DF	1	1	1	1	1	1			
Benzene	ND	ND	ND	ND	ND	ND		0.001	0.002
Toluene	ND	0.162*	ND	0.003	0.001J	0.002		0.001	0.002
Ethylbenzene	ND	0.12*	ND	ND	ND	ND		0.001	0.002
Total Xylenes	ND	0.780*	ND	0.002	0.002	0.002		0.001	0.002
Ethanol	ND	55.2.*	ND	ND	ND	ND		0.100	0.50
MTBE	ND	ND	ND	ND	ND	ND		0.002	0.005
ETBE	ND	ND	ND	ND	ND	ND		0.002	0.005
DIPE	ND	ND	ND	ND	ND	ND		0.002	0.005
TAME	ND	ND	ND	ND	ND	ND		0.002	0.005
TBA	ND	ND	ND	ND	ND	ND		0.010	0.050
SURROGATE	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**		Accept Limit%	
Dibromofluoro-methane	82	81	81	87	82	97		79-126	
Toluene-d8	90	99	95	93	91	95		79-121	
Bromofluoro-benzene	94	94	95	88	98	92		71-131	

MDL=Method Detection Limit;
DF=Dilution Factor;
* Obtained from a higher dilution analysis;
PQL=Practical Quantitation Limit;
ND=Not Detected (below DF × MDL);
J=Result is between DF × MDL and DF × PQL.

01-07-2026

TPH-Gasoline
Batch QA/QC Report

Client:	Atlas Environmental Engineering, Inc.	Lab Job No.:	R512121
Project:	Joe's Service Station		
Matrix:	Soil	Lab Sample I.D.:	R512119-1
Batch No:	AMA02-GS2	Date Analyzed:	01-03-2026

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1,000	908	970	98.8	94.5	4.4	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-g	1,010	1,000	101.0	80-120

ND: Not Detected (at the specified limit).

01-07-2026

EPA 8015M (TPH)
Batch QA/QC Report

Client:	Atlas Environmental Engineering, Inc.	Lab Job No.:	R512121
Project:	Joe's Service Station		
Matrix:	Soil	Lab Sample I.D.:	R512119-1
Batch No:	BA02-DS1	Date Analyzed:	01-02-2026

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-D	ND	200	198	205	99.0	102.5	3.5	30	70-130

II. LCS Result
Unit: ppm

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-D	225	200	112.5	80-120

ND: Not Detected (at the specified limit).

01-07-2026

EPA 8260B
Batch QA/QC Report

Client:	Atlas Environmental Engineering, Inc.	Lab Job No.:	R512121
Project:	Joe's Service Station		
Matrix:	Soil	Lab Sample I.D.:	R512119-1
Batch No:	0102-VOAS2	Date Analyzed:	01-03-2026

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	15.5	15.5	77.5	77.5	0.0	30	70-130
Benzene	ND	20	17.8	18.8	89.0	94.0	5.5	30	70-130
Trichloro-ethene	ND	20	23.6	20.7	118.0	103.5	13.1	30	70-130
Toluene	ND	20	22.5	19.7	112.5	98.5	13.3	30	70-130
Chlorobenzene	ND	20	22.5	21.1	112.5	105.5	6.4	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	23.3	20.0	116.5	80-120
Benzene	20.6	20.0	103.0	80-120
Trichloro-ethene	19.9	20.0	99.5	80-120
Toluene	21.2	20.0	106.0	80-120
Chlorobenzene	20.6	20.0	103.0	80-120

ND: Not Detected (at the specified limit).

ALPHA SCIENTIFIC CORPORATION
CHAIN OF CUSTODY RECORD

Lab Job Number R512121

Client: Atlas Environmental Engineering, Inc.
Address: 5122 Bolsa Ave, Suit #107, HB, CA 92649

Report Attention: Jasmine Dody | Phone: 714 890 7129 | Fax: 714 890 7149 | Sampled by: J. Dody

Project Name/No.: LAN-JSS-TRSS | Project Site: 15 W. Woodbury Rd. Alta Dena CA — Joe's Service Station

T.A.T. Requested: ☐ 8 hrs ☐ 24 hrs ☐ 48 hrs ☐ 3 day ☐ 4 day ☒ 5 days+

Sample Condition: ☒ Chilled ☒ Intact ☐ Sample seals

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	TPH-Gasoline	TPH-Diesel	8260B (BTEX, Oxygenates)	8260B (VOCs)	8270C (SVOCs)	CAM Metals	8082 (PCBs)					Remark
1A	R512121-1	12/31/2025	0810 pm	S		3	X	X		X								* collected
1B	2		0825 pm	S		3	X	X		X								using EPA
3A	3		0831 pm	S		3	X	X		X								5035
3B	4		0843 pm	S		3	X	X		X								Sampling
VL	5	12/31/2025	945 pm	S		3	X	X		X								method

Relinquished by	Company	Date	Time	Received by	Company	Date	Time
[signature]	ATLAS	12/31/25	11:00 pm	[signature]	ASC	12/31/25	11:00 pm

Container types: M=Metal Tube, A=Air Bag, P=Plastic bottle, G=Glass bottle, V=VOA vial, E=EnCore

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: asc90703@gmail.com
Tel: (562) 809-8880
Fax: (562) 809-8801

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expenses. Distribution: White with report, Yellow to courier.

Alpha Scientific Corporation
Sample Acceptance Checklist

Section 1

Client: Atlas Project: Joe's Service Lab Job# R512121

Date Received: 12-31-2025

Sample(s) received in cooler(s)? Yes ✓ No____ (skip to Section 2)

Cooler(s) packed with: Ice ✓ Ice Packs____ Packing Material____

Cooler Temperature (°C) : #1: 4°C #2:____ #3:____ #4:____ #5____

(Acceptable range is 0°C to 6°C or arriving on ice for samples received on the same day as collected.)

(Ambient Temperature for vapor or air samples is acceptable).

If sample(s) received outside acceptable range, Project Manager contacted by(Personnel Initial):____

Section 2	YES	NO	N/A
Was a COC received?	✓		
Were client sample IDs present?	✓		
Were sample(s) collection dates present?	✓		
Was the COC signed?	✓		
Were tests clearly indicated?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all container labels agree with COC?	✓		
Were correct containers used for the tests required?	✓		
Was there sufficient sample amount for requested tests?	✓		
Were the samples correctly preserved?	✓		
Was there headspace in VOA vials?			✓
Were Custody seals present?		✓	
If yes-were they intact?			✓

Section 3

Explanations/Comments:____

Section 4

Was the Project Manager notified of anomalies? Yes____ No____ N/A ✓

Via Phone: By: ____ Date/Time ____

By Email: Sent to:____

Project Manager's response:____

Completed by: RW. Date: 12-31-2025

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: asc90703@gmail.com
Tel: (562) 809-8880
Fax: (562) 809-8801

ALPHA SCIENTIFIC CORPORATION
Environmental Laboratories

01-06-2026

Mr. Karl Kerner
Atlas Environmental Engineering, Inc.
5122 Bolsa Avenue, Suite 107
Huntington Beach, CA 92649

Project: Joe's Service Station
Project Site: 15 W. Woodbury Rd, Altadena, CA
Sample Date: 12-31-2025
Lab Job No.: R512119

Dear Mr. Kerner:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 12-31-2025 and analyzed by the following EPA methods:

TPH-Gasoline
EPA 8015B (TPH-Diesel)
EPA 8260B (BTEX & Oxygenates by GC/MS)

Asbestos analysis was subcontracted to AmeriSci Laboratory. Their original report will be attached.

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

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Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R512119
Project:	Joe's Service Station		
Project Site:	15 W. Woodbury Rd, Altadena, CA	Date Sampled:	12-31-2025
Matrix:	Soil	Date Received:	12-31-2025
Prep Method for TPH-g:	EPA 5035	Date Prepared:	12-31-2025
Batch No. for TPH-g:	AMA02-GS2	Date Analyzed:	01-02/03-2026
Batch No. for TPH-d:	BA02-DS1	Date Analyzed:	01-02-2026
		Date Reported:	01-06-2026

EPA 8260B (Gasoline) & 8015B (Diesel)
Reporting Unit: **mg/kg (ppm)**

Sample ID	Lab ID	DF for TPH-G	C5-C12 TPH-G*	Surrog Rec.% TPH-G	DF for TPH-D	C13-C23	Surrog Rec.% TPH-D
MDL			0.1			1	
PQL			0.5			5	
Method Blank		1	ND	88	1	ND	86
PL1-2	R512119-1	1	ND	88	1	ND	78
PL2-2	R512119-2	1	ND	85	1	ND	81
PL3-2	R512119-3	1	ND	89	1	ND	77
PL4-2	R512119-4	1	ND	102	1	ND	78
PL5-2	R512119-5	1	ND	83	1	ND	80
PL6-2	R512119-6	1	ND	73	1	ND	79
PL7-2	R512119-7	1	ND	84	1	ND	75
PL8-2	R512119-8	1	ND	98	1	ND	80
PL9-2	R512119-9	1	ND	85	1	ND	81
D1-2	R512119-10	1	ND	80	1	ND	82
D2-2	R512119-11	1	ND	83	1	ND	77
D3-2	R512119-12	1	ND	81	1	ND	81
D4-2	R512119-13	1	ND	85	1	ND	81
2A	R512119-14	1	ND	86	1	ND	89
2B	R512119-15	1	ND	87	1	ND	78

* Gasoline Range TPH result is obtained from purge and trap analysis by EPA 8260B;
DF: Dilution Factor;
MDL: Method Detection Limit; PQL: Practical Quantitation Limit;
ND: Not Detected (below MDL); J: Result is between MDL and PQL.
Note: Surrogate recovery acceptance limits are 70-130%.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R512119
Project:	Joe's Service Station		
Project Site:	15 W. Woodbury Rd, Altadena, CA	Date Sampled:	12-31-2025
Matrix:	Soil	Date Received:	12-31-2025
Prep Method:	EPA 5035	Date Prepared:	12-31-2025
Batch No. :	0102-VOAS2	Date Analyzed:	01-02-2026
		Date Reported:	01-06-2026

EPA 8260B (BTEX, Ethanol & Oxygenates by GC/MS)
Reporting Units: mg/kg (ppm)

Lab ID	Method Blank	R512119-1	R512119-2	R512119-3	R512119-4	R512119-5	R512119-6	MDL	PQL
Sample ID		PL1-2	PL2-2	PL3-2	PL4-2	PL5-2	PL6-2		
DF	1	1	1	1	1	1	1		
Benzene	ND	ND	ND	ND	ND	ND	ND	0.001	0.002
Toluene	ND	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethylbenzene	ND	ND	ND	ND	ND	ND	ND	0.001	0.002
Total Xylenes	ND	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethanol	ND	ND	ND	ND	ND	ND	ND	0.100	0.50
MTBE	ND	ND	ND	ND	ND	ND	ND	0.002	0.005
ETBE	ND	ND	ND	ND	ND	ND	ND	0.002	0.005
DIPE	ND	ND	ND	ND	ND	ND	ND	0.002	0.005
TAME	ND	ND	ND	ND	ND	ND	ND	0.002	0.005
TBA	ND	ND	ND	ND	ND	ND	ND	0.010	0.050
SURROGATE	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	Accept Limit%	
Dibromofluoro-methane	82	84	96	93	96	95	79	79-126	
Toluene-d8	90	91	101	90	79	90	90	79-121	
Bromofluoro-benzene	94	94	91	96	110	89	71	71-131	

MDL=Method Detection Limit;
DF=Dilution Factor;
* Obtained from a higher dilution analysis;
PQL=Practical Quantitation Limit;
ND=Not Detected (below DF × MDL);
J=Result is between DF × MDL and DF × PQL.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R512119
Project:	Joe's Service Station		
Project Site:	15 W. Woodbury Rd, Altadena, CA	Date Sampled:	12-31-2025
Matrix:	Soil	Date Received:	12-31-2025
Prep Method:	EPA 5035	Date Prepared:	12-31-2025
Batch No. :	0102-VOAS2	Date Analyzed:	01-02/03-2026
		Date Reported:	01-06-2026

EPA 8260B (BTEX, Ethanol & Oxygenates by GC/MS)
Reporting Units: mg/kg (ppm)

Lab ID	Method Blank	R512119-7	R512119-8	R512119-9	R512119-10	R512119-11	R512119-12	MDL	PQL
Sample ID		PL7-2	PL8-2	PL9-2	D1-2	D2-2	D3-2		
DF	1	1	1	1	1	1	1		
Benzene	ND	ND	ND	ND	ND	ND	ND	0.001	0.002
Toluene	ND	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethylbenzene	ND	ND	ND	ND	ND	ND	ND	0.001	0.002
Total Xylenes	ND	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethanol	ND	ND	ND	ND	ND	ND	ND	0.100	0.50
MTBE	ND	ND	ND	ND	ND	ND	ND	0.002	0.005
ETBE	ND	ND	ND	ND	ND	ND	ND	0.002	0.005
DIPE	ND	ND	ND	ND	ND	ND	ND	0.002	0.005
TAME	ND	ND	ND	ND	ND	ND	ND	0.002	0.005
TBA	ND	ND	ND	ND	ND	ND	ND	0.010	0.050
SURROGATE	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	Accept Limit%	
Dibromofluoro-methane	82	96	96	79	87	96	96	79-126	
Toluene-d8	90	92	85	96	95	91	92	79-121	
Bromofluoro-benzene	94	91	106	91	86	89	87	71-131	

MDL=Method Detection Limit;
DF=Dilution Factor;
* Obtained from a higher dilution analysis;

PQL=Practical Quantitation Limit;
ND=Not Detected (below DF × MDL);
J=Result is between DF × MDL and DF × PQL.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R512119
Project:	Joe's Service Station		
Project Site:	15 W. Woodbury Rd, Altadena, CA	Date Sampled:	12-31-2025
Matrix:	Soil	DateReceived:	12-31-2025
Prep Method:	EPA 5035	Date Prepared:	12-31-2025
Batch No. :	0102-VOAS2	Date Analyzed:	01-03-2026
		Date Reported:	01-06-2026

EPA 8260B (BTEX, Ethanol & Oxygenates by GC/MS)
Reporting Units: mg/kg (ppm)

Lab ID	Method Blank	R512119-13	R512119-14	R512119-15			MDL	PQL
Sample ID		D4-2	2A	2B				
DF	1	1	1	1				
Benzene	ND	ND	ND	ND			0.001	0.002
Toluene	ND	ND	ND	ND			0.001	0.002
Ethylbenzene	ND	ND	ND	ND			0.001	0.002
Total Xylenes	ND	ND	ND	ND			0.001	0.002
Ethanol	ND	ND	ND	ND			0.100	0.50
MTBE	ND	ND	ND	ND			0.002	0.005
ETBE	ND	ND	ND	ND			0.002	0.005
DIPE	ND	ND	ND	ND			0.002	0.005
TAME	ND	ND	ND	ND			0.002	0.005
TBA	ND	ND	ND	ND			0.010	0.050
SURROGATE	**%RC**	**%RC**	**%RC**	**%RC**			Accept Limit%	
Dibromofluoro-methane	82	81	83	82			79-126	
Toluene-d8	90	93	91	87			79-121	
Bromofluoro-benzene	94	92	92	93			71-131	

MDL=Method Detection Limit;
DF=Dilution Factor;
* Obtained from a higher dilution analysis;
PQL=Practical Quantitation Limit;
ND=Not Detected (below DF × MDL);
J=Result is between DF × MDL and DF × PQL.

01-06-2026

TPH-Gasoline
Batch QA/QC Report

Client:	Atlas Environmental Engineering, Inc.	Lab Job No.:	R512119
Project:	Joe's Service Station		
Matrix:	Soil	Lab Sample I.D.:	R512119-1
Batch No:	AMA02-GS2	Date Analyzed:	01-03-2026

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1,000	908	970	98.8	94.5	4.4	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-g	1,010	1,000	101.0	80-120

ND: Not Detected (at the specified limit).

01-06-2026

EPA 8015B (TPH)
Batch QA/QC Report

Client:	Atlas Environmental Engineering, Inc.	Lab Job No.:	R512119
Project:	Joe's Service Station		
Matrix:	Soil	Lab Sample I.D.:	R512119-1
Batch No:	BA02-DS1	Date Analyzed:	01-02-2026

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-D	ND	200	198	205	99.0	102.5	3.5	30	70-130

II. LCS Result
Unit: ppm

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-D	225	200	112.5	80-120

ND: Not Detected (at the specified limit).

01-06-2026

EPA 8260B
Batch QA/QC Report

Client:	Atlas Environmental Engineering, Inc.	Lab Job No.:	R512119
Project:	Joe's Service Station		
Matrix:	Soil	Lab Sample I.D.:	R512119-1
Batch No:	0102-VOAS2	Date Analyzed:	01-03-2026

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	15.5	15.5	77.5	77.5	0.0	30	70-130
Benzene	ND	20	17.8	18.8	89.0	94.0	5.5	30	70-130
Trichloro-ethene	ND	20	23.6	20.7	118.0	103.5	13.1	30	70-130
Toluene	ND	20	22.5	19.7	112.5	98.5	13.3	30	70-130
Chlorobenzene	ND	20	22.5	21.1	112.5	105.5	6.4	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	23.3	20.0	116.5	80-120
Benzene	20.6	20.0	103.0	80-120
Trichloro-ethene	19.9	20.0	99.5	80-120
Toluene	21.2	20.0	106.0	80-120
Chlorobenzene	20.6	20.0	103.0	80-120

ND: Not Detected (at the specified limit).

R512119

ATLAS ENVIRONMENTAL ENGINEERING, INC. — CHAIN OF CUSTODY FORM

P.O. NUMBER: / TRSS:

SITE/PROJECT NAME: Joes Service Center LLC

JOB NUMBER: / TRSS:

SITE/PROJECT LOCATION: 15 West Woodbury Road Altadena, CA 91001

SAMPLER(S) SIGNATURE:

SOIL SAMPLES

ANALYTICAL METHOD

SUBMIT RESULTS TO:

ATLAS ENVIRONMENTAL ENG.
5122 BOLSA AVENUE, SUITE 107
HUNTINGTON BEACH, CALIFORNIA 92649

ATTN: KARL H. KERNER
PHONE NO. (714) 890-7129
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Lab ID	SAMPLE NUMBER (I.D.)	YEAR 2025 DATE MM/DD	TIME AM/PM	DEPTH BELOW GRADE (ft)	NO. OF CONTAINERS	TPHg 8015M	TPHd 8015M	BTEX + FUEL OXYS INC. EtOH 8260B		
R512119										
10	P1-2	12/31/25	1310	4	2	X	X	X		
1	PL1-2		1316	4						
2	PL2-2		1324	4						
3	PL3-2		1330	4						
4	PL4-2		1337	4						
5	PL5-2		1346	4						
6	PL6-2		1401							
7	PL7-2		1411							
8	PL8-2		1416							
9	PL9-2		1419							
11	D2-2		1421							
12	D3-2		1426							
13	D4-2		1427							
14	ZA		1500	6						
15	ZB		1502	6						

REMARKS

*** All samples were collected using EPA 5035 sampling procedures.

SAMPLES INTACT: YES....✓... NO.....

SAMPLES PROPERLY COOLED: YES....✓... NO.....

TEMPERATURE STORED: 4°C

PRESERVATIVES ADDED: YES..... NO..✓... TYPE:

SAMPLES ACCEPTED: YES...✓..... NO.....

IF NOT, WHY: _____

SAMPLES PLACED IN LAB REFRIGERATOR
YES..✓..... NO..... REP. INITIALS...RW.

LABORATORY NAME: ASC

RELINQUISHED	DATE	TIME	RECEIVED
RELINQUISHED BY (SIGNATURE)/COMPANY:	DATE/TIME: 12/31 1500	DATE/TIME: 12/31/25 1800	RECEIVED BY (SIGNATURE)/COMPANY: ASC
RELINQUISHED BY (SIGNATURE)/COMPANY:	DATE/TIME:	DATE/TIME:	RECEIVED BY (SIGNATURE)/COMPANY:
RELINQUISHED BY (SIGNATURE)/COMPANY:	DATE/TIME:	DATE/TIME:	RECEIVED BY (SIGNATURE)/COMPANY:

Alpha Scientific Corporation
Sample Acceptance Checklist

Section 1

Client: Atlas Project: Joe's Service Lab Job# R512119

Date Received: 12-31-2025

Sample(s) received in cooler(s)? Yes ✓ No____ (skip to Section 2)

Cooler(s) packed with: Ice ✓ Ice Packs____ Packing Material____

Cooler Temperature (°C) : #1: 4°C #2:____ #3:____ #4:____ #5____

(Acceptable range is 0°C to 6°C or arriving on ice for samples received on the same day as collected.)

(Ambient Temperature for vapor or air samples is acceptable).

If sample(s) received outside acceptable range, Project Manager contacted by(Personnel Initial):____

Section 2	YES	NO	N/A
Was a COC received?	✓		
Were client sample IDs present?	✓		
Were sample(s) collection dates present?	✓		
Was the COC signed?	✓		
Were tests clearly indicated?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all container labels agree with COC?	✓		
Were correct containers used for the tests required?	✓		
Was there sufficient sample amount for requested tests?	✓		
Were the samples correctly preserved?	✓		
Was there headspace in VOA vials?			✓
Were Custody seals present?		✓	
If yes-were they intact?			✓

Section 3

Explanations/Comments:____

Section 4

Was the Project Manager notified of anomalies? Yes____ No____ N/A ✓

Via Phone: By:____ Date/Time ____

By Email: Sent to:____

Project Manager's response:____

Completed by: RW. Date: 12-31-2025

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